

FILED FOR RECORD
AT 1:10 O'CLOCK P MMAR 3 2020
LAFAYETTE WOODS, SR., CIRCUIT CLERK
JEFFERSON COUNTY, ARKANSAS
30 142

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-026394

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL
YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION
IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY
WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST
YOU
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL
BE USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on May 13, 2020 at or about 12:00PM, the subject real property described herein below will be sold inside the N. Pine Street Main Entrance of the Jefferson County Courthouse, 101 W. Barraque St., Pine Bluff, AR 71601 to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH THE TIME OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Jefferson County, Arkansas more particularly described as follows:

THE NORTH 90 FEET OF LOT ONE (1) IN BLOCK ONE (1) OF FORREST PARK ADDITION WEST TO THE CITY OF PINE BLUFF, ARKANSAS; SAME BEING LOCATED IN LOT THIRTEEN (13) OR THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P. M.; AND ALSO,

THE WEST 35 FEET OF THE NORTH 100 FEET OF LOT THREE (3) IN BLOCK NINE (9) OF FORREST PARK ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS; SAME BEING LOCATED IN LOT FOURTEEN (14) OR THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M.

Street Address: 1714 W 31st Ave Pine Bluff AR 71603

WHEREAS on October 16, 2002 Tommy L. Bell and Nancy H. Bell, husband and wife, executed a Mortgage in favor of Simmons First National Bank. Said Mortgage was recorded on October 18, 2002 in

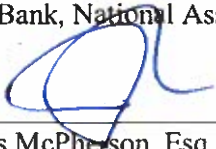
Book 890 at Page 313 in the real property records of Jefferson County, Arkansas. The Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated October 16, 2002 and recorded on October 18, 2002 in Book 890 at Page 331 in the real property records of Jefferson County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association 4801 Frederica Street Owensboro KY 42301 at Telephone No. 800-365-7772; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, and the same is now therefore wholly due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness. This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back liens or encroachments; any unpaid and/or delinquent taxes or special assessments; any statutory redemption rights of any governmental entity; any prior liens or encumbrances as well as any priority created by a UCC or fixture filing; and, to any matter that an accurate survey of the property might disclose. This property is being sold "as is" with no representation as the condition of any structure(s) thereon or the accuracy of the above legal description. Transfer taxes and recording fees are the responsibility of the purchaser.

WITNESS my hand this 2nd day of March, 2020.

U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-026394

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

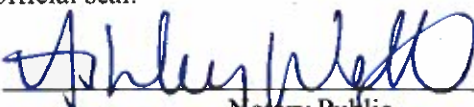
On this 2nd day of March, 2020, before me, the undersigned officer, personally appeared James McPherson, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

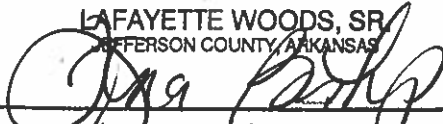
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



My Commission Expires: 4-27-2026




Notary Public
I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED AND RECORDED ON THE 3
DAY OF March 2020 AT 1:10
BOOK NO. 1032 PAGE 14

LAFAYETTE WOODS, SR.
JEFFERSON COUNTY, ARKANSAS
BY  DC