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Prepared by:
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1 INFORMATION WAY
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(501) 406-0855
ALAW File 21-004428

**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 September 15, 2021 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Scott County Courthouse, 190 West First Street, Waldron, AR 72958 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 Deed of Trust is located in Scott County, Arkansas more particularly described as follows:

LOT NUMBER 19 (NINETEEN) OF WESTGATE ADDITION TO THE CITY OF WALDRON,
ARKANSAS.

Street Address: 673 Winchester Street, Waldron, AR 72958 A/K/A
673 Winchester Drive, Waldron, AR 72958


WHEREAS on September 2, 2005 Donna J. Slate, an unmarried woman, executed a Deed of Trust in favor of James C. Marlowe, as Trustee for The First National Bank at Paris. Said Deed of Trust was recorded on September 6, 2005 in Book 2005 Page 5241 in the real property records of Scott County, Arkansas. The Deed of Trust was re-recorded to correct the street address on November 4, 2005 in Book 2005 at Page 6562 in the real property records of Scott County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank N.A. by virtue of an assignment dated November 7, 2005 and recorded on December 30, 2005 in Book 2005 at Page 7661 in the real property records of Scott 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due September 1, 2019, and each subsequent payment to date are now 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 14th day of July, 2021.


James McPherson, Esq., 2011038
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Little Rock, AR 72202
501-406-0855
A LAW No. 21-004428

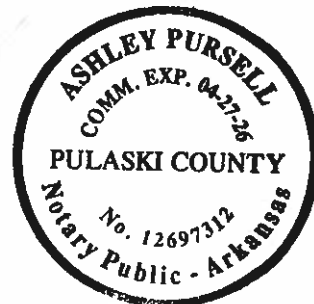
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 14th day of July, 2021, 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: 04/27/2026


Notary Public

Scott County, Ar
I certify this instrument was filed
on 07/15/2021 02:32 PM
and recorded in the Mortgage
Book 2021 Page 2612 - 2613
Barbara Whiteley, Circuit Clerk
By:  D.C.