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2022R-02247

03/17/2022 10:10 AM

JEFFERSON COUNTY AR

BARBARA COLLINS, CIRCUIT CLERK

RECORDING FEE 50.00

NOTICE OF DEFAULT 140.00

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-002451

**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 25, 2022, at or about 1:00PM, the subject real property described herein below will be sold at the 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:

LOT THIRTY-TWO (32) OF NORTH BROADMOOR SUBDIVISION UNIT NO. ONE (1) TO THE CITY OF PINE BLUFF, ARKANSAS; SAME BEING LOCATED IN THE EAST HALF (E 1/2) OF SECTION 2, AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P. M.

Street Address: 901 Belmont Dr., Pine Bluff, AR 71601

WHEREAS on February 28, 2003, by Kanisher M. Wooten, an unmarried person, to Craig Hunt as Trustee for Simmons First National Bank. Said Deed of Trust having been recorded on March 10, 2003, in Book 907 at Page 600 in the real property records of Jefferson County, Arkansas. The Deed of Trust was subsequently assigned to The Leader Mortgage Company, Cleveland, Ohio, organized under the laws of the State of Ohio by virtue of an assignment dated February 28, 2003, and recorded

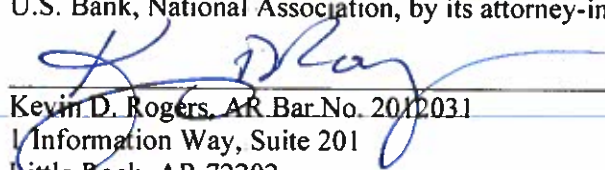
on March 10, 2003, in Book 907 at Page 609 in the real property records of Jefferson County, Arkansas. The Deed of Trust was subsequently assigned to The Leader Mortgage Company, Cleveland, Ohio, organized under the laws of the State of Ohio by virtue of an assignment dated February 28, 2003, and recorded on April 1, 2003, in Book 911 at Page 47 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, specifically the installment due March 1, 2020, 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 15 day of MARCH, 2022.

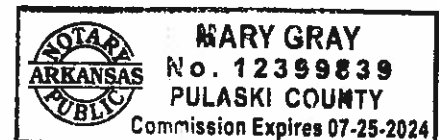
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



Kevin D. Rogers, AR Bar No. 2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-002451


ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 15 day of March, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, 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.



Notary Public

My Commission Expires: 7/25/2024