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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-003678

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 June 27, 2022, at or about 2:30PM, the subject real property described herein below will be sold at the Main Entrance of the Craighead County Courthouse, 511 S. Main St., Jonesboro, AR 72401 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 Craighead County, Arkansas more particularly described as follows:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 0 DEGREES 58' WEST ALONG SAID 40 ACRE LINE 331.8 FEET TO NORTH LINE OF PUBLIC STREET; THENCE RUN WEST ALONG NORTH LINE OF SAID STREET 985.10 FEET TO THE POINT OF BEGINNING PROPER; THENCE RUN SOUTH 0 DEGREES 58' WEST 168 FEET; THENCE RUN WEST 60 FEET; THENCE RUN NORTH 0 DEGREES 58' EAST 168 FEET; THENCE RUN 60 FEET TO THE POINT OF BEGINNING, UBJECT TO RIGHT OF WAY FOR PUBLIC STREET 25 FEET WIDE ACROSS THE NORTH SIDE

THEREOF.

Street Address: 4711 Mitchell Dr., Jonesboro, AR 72401

WHEREAS on October 30, 2001, Jessie C. Winters, an unmarried person, executed a Deed of Trust to Charles M. Mooney, Sr. as Trustee for First Home Mortgage, Inc. Said Deed of Trust was recorded on October 30, 2001, in Book 874 at Page 757 in the real property records of Craighead 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 November 2, 2001, and recorded on December 9, 2002, in MTG Book 949 at Page 298 in the real property records of Craighead 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 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, 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.

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WITNESS my hand this 15 day of April, 2022



Albertelli Law
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Little Rock, AR 72202
501-406-0855
A LAW No. 22-003678

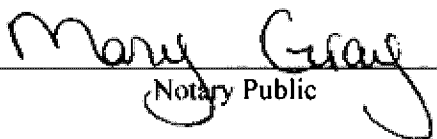
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 15 day of April, 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