

ELECTRONIC RECORDING  
**2022R-015072**  
CERTIFICATE OF RECORD  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
KASEY TRAVIS, CLERK & RECORDER  
07/06/2022 11:30:58 AM  
RECORDING FEE: 175.00  
PAGES: 2

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Prepared by:  
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(501) 406-0855  
ALAW File 22-006468

**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 19, 2022, at or about 2:30 PM, 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:

THE FOLLOWING DESCRIBED LAND SITUATED IN THE COUNTY OF  
CRAIGHEAD, STATE OF ARKANSAS, TO-WIT:

LOT 5 IN BLOCK "A" OF ROBINDALE ADDITION TO THE CITY OF JONESBORO,  
ARKANSAS, (SUBJECT TO RIGHT-OF-WAY TO THE CITY OF JONESBORO IN  
DEED RECORD 552 PAGE 708 AT JONESBORO, ARKANSAS).

Street Address: 1417 N Church St Jonesboro AR 72401


WHEREAS on June 19, 2000, Richard A. Johnson, a single 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 June 21, 2000, in MTG Book 808 at Page 641 in the real property records of Craighead County, Arkansas.

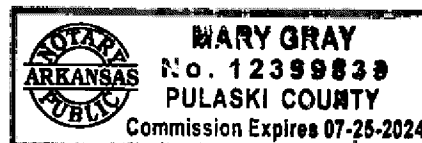
The Deed of Trust was subsequently assigned to The Leader Mortgage Company, Cleveland, Ohio, organized under the laws of the State of Ohio by virtue of an assignment dated June 27, 2000, and recorded on August 4, 2000, in MTG Book 812 at Page 912 in the real property records of Craighead County, Arkansas. 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, specifically the installment due on November 1, 2021, and each subsequent payments 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 6 day of July, 2022

  
Albertelli Law  
Kevin D. Rogers, AR Bar No. 2012031  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-006468



#### ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 6 day of July, 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.

My Commission Expires: 7/25/2024

  
\_\_\_\_\_  
Notary Public