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2022R002877

STATE OF ARKANSAS
COUNTY OF ST. FRANCIS
FILED FOR RECORD ON:
08/02/2022 11:57 AM
BETTE S. GREEN, CIRCUIT CLERK
PAGES: 3

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-000191

**AMENDED 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**

*****Amended to correct an error in default date*****

NOTICE IS HEREBY GIVEN that on October 20, 2022, at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the St. Francis County Courthouse, 313 South Izard, Forrest City, AR 72335 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 St. Francis County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. FRANCIS, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS:

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN, TOWNSHIP FOUR NORTH, RANGE SIX EAST, ST. FRANCIS COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A TWO INCH BOILER FLUE SET FOR THE SOUTHEAST CORNER OF BLOCK 30, MRS. C.A. HUGHES SUBDIVISION NO. 1 TO THE TOWN OF HUGHES, ARKANSAS, SAID POINT BEING THE NORTHWEST CORNER OF THE INTERSECTION OF MAIN AND FIFTH STREETS; THENCE NORTH ALONG THE WEST SIDE OF FIFTH STREET 365 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE WEST 150 FEET; THENCE NORTH 100 FEET; THENCE EAST 150 FEET TO THE WEST SIDE OF FIFTH STREET;

THENCE SOUTH ALONG THE WEST SIDE OF FIFTH STREET 100 FEET TO THE POINT OF BEGINNING.

Street Address: 222 5th St., Hughes, AR 72348

WHEREAS on October 24, 2018, Edward Woods, single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc as a nominee for Eagle Bank & Trust Company. Said Mortgage was recorded on October 30, 2018, in Book 906 at Page 207 in the real property records of St. Francis County, Arkansas. The Mortgage was subsequently assigned to U.S. BANK NATIONAL ASSOCIATION by virtue of an assignment dated February 28, 2019, and recorded on March 11, 2019, in Book 909 at Page 964 in the real property records of St. Francis 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 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.

****THIS SPACE IS INTENTIONALLY LEFT BLANK****

WITNESS my hand this 1st day of August, 2022.

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



Kevin Rogers, AR Bar No. 2012031
Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-000191

ACKNOWLEDGEMENT

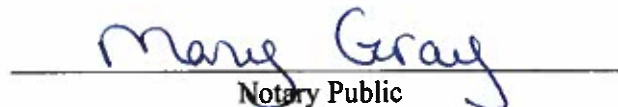
STATE OF ARKANSAS
COUNTY OF PULASKI

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§

On this 1st day of August, 2022, before me, the undersigned officer,
personally appeared, Kevin 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