

2022005860

GREENE CO, AR FEE \$25.00

PRESENTED: 07-25-2022 10:25:07 AM

RECORDED: 07-25-2022 10:25:07 AM

JAN GRIFFITH

CIRCUIT CLERK

BY: CHEVONNA GASSAWAY

DEPUTY CLERK

NOTICE OF DEFAULT
3 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-005283

**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 October 13, 2022, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Greene County Courthouse, 320 W. Court Street, Paragould, AR 72450 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 Greene County, Arkansas more particularly described as follows:

LOT "C-2" THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 6 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, RUN THENCE WEST 1192 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF MISSOURI PACIFIC RAILROAD, RUN THENCE SOUTH ALONG SAID RIGHT OF WAY LINE 1108.9 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF BLOCK 7 OF GLASSCOCK'S ADDITION TO THE CITY OF PARAGOULD, ARKANSAS, RUN THENCE SOUTH 857.5 FEET, RUN THENCE SOUTH 89 DEGREES 35 MINUTES EAST 480.0 FEET TO THE TRUE POINT OF BEGINNING, RUN THENCE NORTH 155.0 FEET, RUN THENCE EAST 60 FEET, RUN THENCE SOUTH 155.4 FEET, RUN THENCE NORTH

89 DEGREES 35 MINUTES WEST 60.0 FEET TO THE TRUE POINT OF BEGINNING,
CONTAINING 0.21 ACRE, MORE OR LESS.

Street Address: 305 Landrum Ln Paragould AR 72450

WHEREAS on August 17, 2018, James Beard, married man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as Nominee for Everett Financial, Inc. d/b/a Supreme Lending. Said Mortgage was recorded on August 22, 2018, as instrument number 201805674 in the real property records of Greene County, Arkansas. The Mortgage was subsequently assigned to U.S. BANK NATIONAL ASSOCIATION by virtue of an assignment dated December 1, 2020, and recorded on December 11, 2020, as instrument number 202009546 in the real property records of Greene 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

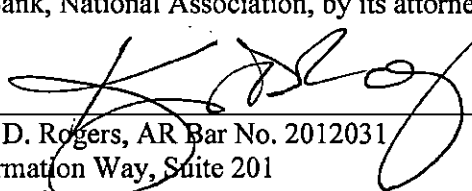
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 August 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.

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WITNESS my hand this 22 day of July, 2022.

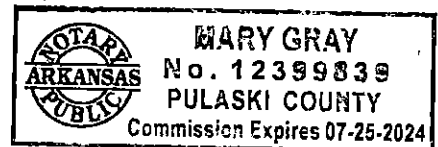
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



Kevin D. Rogers, AR Bar No. 2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-005283

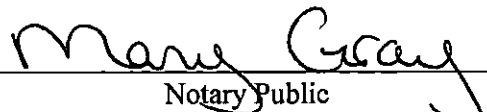
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 22 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.



Notary Public

My Commission Expires: 7/25/2024