

**2022-21472**

Certificate of Record

GREENWOOD DISTRICT

SEBASTIAN COUNTY, ARKANSAS

SHARON BROOKS, CO CLERK &amp; RECORDER

09/02/2022 02:45:43 PM

RECORDING FEE

40.00

Pages: 3

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Prepared by:

ALBERTELLI LAW

1 INFORMATION WAY

SUITE 201

LITTLE ROCK, AR 72202

(501) 406-0855

ALAW File 22-008465

**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 November 8, 2022, at or about 3:00PM, the subject real property described herein below will be sold at the Main Entrance of the Sebastian County Courthouse, 301 East Center Street, Greenwood, AR 72936 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 Sebastian County, Arkansas more particularly described as follows:

Lot 3, Block 1, Greenwood West, a Replat of Dunroamin, An Addition to the city of Greenwood, Sebastian County, Arkansas. Less and except public roads and rights of way.

Street Address: 903 W Denver Street, Greenwood, AR 72936

WHEREAS on June 23, 1997, Carlene B. Jones, a single person, executed a Deed of Trust to Stanhope Wilkinson as Trustee for Farmers Bank. Said Deed of Trust was recorded on June 23, 1997, in Book 505 at Page 1828 in the real property records of Sebastian 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 23, 1997, and recorded on June 23, 1997, in Book 505 at Page 1837 in the real property records of Sebastian 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 January 1, 2022, 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.

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

WITNESS my hand this 2 day of September 2022

  
Albertelli Law

Kevin D. Rogers, AR Bar No. 2012031

1 Information Way, Suite 201

Little Rock, AR 72202

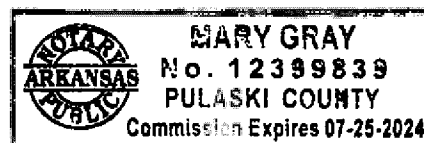
501-406-0855

A LAW No. 22-006459

ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

§  
§



On this 2 day of September 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