

2022R004195
STATE OF ARKANSAS
COUNTY OF ST. FRANCIS
FILED FOR RECORD ON:
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BETTE S. GREEN, CIRCUIT CLERK
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ALAW File 22-011024

**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 January 26, 2023, at or about 1:00PM , the subject real property described herein below will be sold at 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 Deed of Trust is located in St. Francis County, Arkansas more particularly described as follows:

LOT 22 OF RIDGECREST SUBDIVISION TO THE CITY OF HUGHES,
ARKANSAS, ACCORDING TO AMENDED PLAT THEREOF DULY RECORDED
IN CITY PLAT BOOK 3, PAGE 8 OF THE OFFICIAL RECORDS OF ST. FRANCIS
COUNTY, ARKANSAS, THE SAME BEING A PART OF THE NORTH HALF OF
THE NORTHEAST QUARTER OF SECTION 21, T-4-N, R-6-E OF THE FIFTH
PRINCIPAL MERIDIAN, ST. FRANCIS COUNTY, ARKANSAS.

Street Address: 110 Murray St Hughes AR 72348

WHEREAS on January 30, 2004, LaShonda S. Hale, a Single Person, executed a Deed of Trust in favor of James C. East, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Pulaski Mortgage Company, an Arkansas Corporation. Said Deed of Trust was recorded on February 9, 2004, in Book 865 Page 49 in the real property records of St. Francis County, Arkansas. The Deed of Trust was

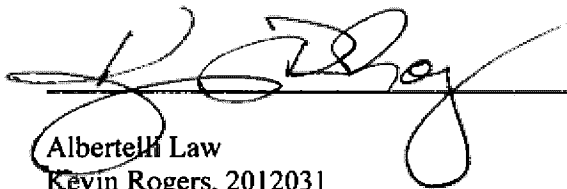
subsequently assigned to U.S. Bank National Association by virtue of an assignment dated April 23, 2015, and recorded on April 30, 2015 in Book 8765 OR Page 852 in the real property records of St. Francis County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer 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 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 June 1, 2022, and each subsequent payment to date are now due 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 10 day of Nov, 2022



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Little Rock, AR 72202
501-406-0855
A LAW No. 22-011024

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 10th day of November, 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: 4-27-26

