

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-005282

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 9, 2023 at or about 2:30 PM , the subject real property described herein below will be sold at 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:

ALL OF LOT 8-1 OF THE REPLAT OF LOT 8 IN BLOCK "A" OF SHELL ACRES ADDITION, AS SHOWN BY PLAT IN PLAT CABINET "C" PAGE 90, BEING SUBJECT TO BILL OF ASSURANCE IN DEED RECORD 170 PAGE 490 AND AMENDMENTS THERETO IN DEED RECORD 363 PAGE 685 AND MISCELLANEOUS RECORD 40 PAGE 346 AT JONESBORO, ARKANSAS, LESS AND EXCEPT THE FOLLOWING TRACT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8-1, RUN THENCE SOUTH 0 DEGREES 25 MINUTES 00 SECONDS WEST 297.50 FEET, RUN THENCE SOUTH 89 DEGREES 31 MINUTES 01 SECONDS EAST 31.0 FEET, RUN THENCE NORTH 4 DEGREES 35 MINUTES WEST 298.7 FEET, RUN THENCE NORTH 89 DEGREES 31 MINUTES 01 SECONDS WEST 5.0 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.12 ACRE, MORE OR LESS.

Street Address: 209 County Road 306 Jonesboro AR 72401

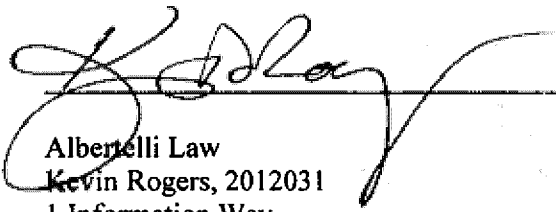
WHEREAS on December 19, 2011, Jenny D. Weaver and Odis J. Weaver, wife and husband, executed a Deed of Trust in favor of James E. Renk, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for NBA Mortgage Group, a Division of National Bank of Arkansas, a National Bank. Said Deed of Trust was recorded on December 30, 2011, as instrument number 2011R-019849 in the real property records of Craighead County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated March 11, 2014, and recorded on March 20, 2014, as instrument number 2014R-004160 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 October 1, 2021, 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.

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

WITNESS my hand this 1 day of November 2022


Albertelli Law
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-005282

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 1st 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

