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2022R-01240

B: AA176 P: 711

STATE OF ARKANSAS

COUNTY OF WOODRUFF

FILED FOR RECORD ON:

10/25/2022 02:00 PM

JEAN BURKETT, CIRCUIT CLERK

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-009540

**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 December 28, 2022 at or about 3:30PM, the subject real property described herein below will be sold at the Main Entrance of the Woodruff County Courthouse, 500 N. 3d St., Augusta, AR 72006 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 Woodruff County, Arkansas more particularly described as follows:

LOT SIX (6) OF WRIGHT SUBDIVISION TO AUGUSTA, AS SHOWN BY PLAT OF SAID ADDITION RECORDED IN AA-26, PAGE 620.

Street Address: 613 S 6th St Augusta AR 72006

WHEREAS on March 31, 2004 Darryl Nevels, an unmarried person, deceased, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Security Bank said Mortgage was recorded on April 5, 2004 in Book A112 Page 231 in the real property records of Woodruff County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated June 30, 2022, and recorded on June 30, 2022 in Book AA175 Page 415 in the real property records of Woodruff County, Arkansas. The party initiating foreclosure can be

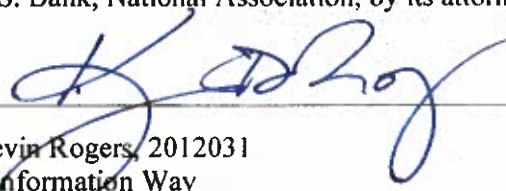
contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, at Telephone No. 800-365-7772; and

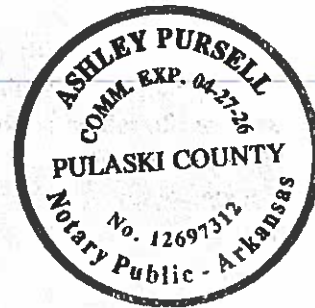
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 May 1, 2022, 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.

WITNESS my hand this 20 day of Oct, 2022.

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


Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-009540



ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 20th day of October, 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.

My Commission Expires:

4-27-26



Notary Public