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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-012519

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 February 24, 2023 at or about 2:30PM, 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:

LOT 7 IN BLOCK E OF CARAWAY PLACE, PHASE II, JONESBORO, ARKANSAS,
AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 71. SUBJECT TO BILL OF
ASSURANCE IN DEED RECORD 392, PAGE 739. AND TO EASEMENTS AS
SHOWN RECORDED PLAT.

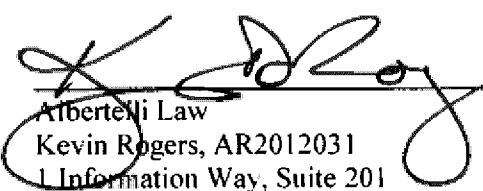
Street Address: 2513 Brooke Mcqueen Pl Jonesboro AR 72404

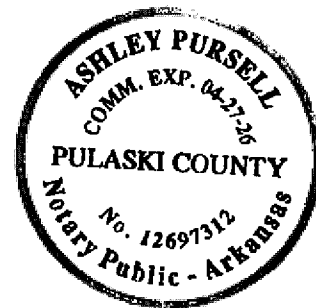
WHEREAS on April 25, 2011, Shirley T. Pippenger, single woman, executed a Deed of Trust in favor of Rodeny Landes, Jr., as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First Financial Bank. Said Deed of Trust was recorded on April 28, 2011 as instrument number JB2011R-006664 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 February 21, 2014 and recorded on March 4, 2014 as instrument number JB2014R-003194 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 September 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.

WITNESS my hand this 14 day of December, 2022


Albertelli Law
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1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-012519



ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 14th day of December, 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