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WHITE CO. AR FEE \$175.00
PRESENTED & RECORDED
03/27/2023 15:56:12
SARA BROWN-CARLTON
CIRCUIT CLERK
BY: BRIGITTE BENNETT
DEPUTY
BK: MISC 2023
PG: 2776 - 2777

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Prepared by
ALBERT LILLAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-002032

**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 June 1, 2023 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the White County Courthouse, 300 N. Spruce, Searcy, AR 72143 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 White County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF WHITE,
ARKANSAS

LOT TWENTY (20), OF COUNTY CLUB ADDITION TO THE CITY OF SEARCY,
ARKANSAS

Street Address: 104 Maryella Dr Searcy AR 72143

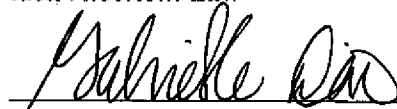
WHEREAS on December 28, 2007 Audie Scroggins, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Simmons First Bank of Searcy said Mortgage was recorded on January 4, 2008 as instrument number 2008-00529 in the real property records of White County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated September 07, 2021 and recorded on September 27, 2021 as Book 2021, Page 9384, in the real property records of White County, Arkansas. The party initiating foreclosure can be

contacted at or in care of its servicer initiating foreclosure at: U.S. BANK NATIONAL ASSOCIATION
2800 Tamarack Road 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 24th day of March, 2023. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



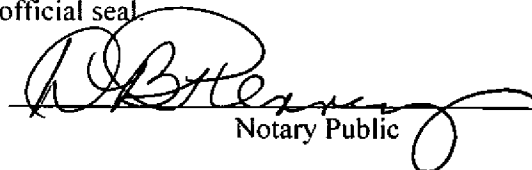
Gabrielle Davis, Esq., AR Bar No. 2022261,
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-001689

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

On this 24 day of March, 2023, before me, the undersigned officer,
personally appeared Gabrielle Davis, known to me to be the person who subscribed to the within
instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal


Notary Public

My Commission Expires:

