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CRITTENDEN COUNTY, ARKANSAS

FILED FOR RECORD

03/31/2023 10:17 AM

TERRY HAWKINS, CIRCUIT CLERK

BY: CHARLENE ZACHARY

PAGE #: 3

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Prepared by:  
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LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-000976

**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 5, 2023 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Crittenden County Courthouse, 100 Court Street, Marion, AR 72364 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 Crittenden County, Arkansas more particularly described as follows:

PARCEL 45 OF THE DANNERWOODS, A PLANNED UNIT DEVELOPMENT, TO THE CITY OF WEST MEMPHIS, ARKANSAS. AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3, PAGE 201; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

Street Address: 303 N Rhodes St West Memphis AR 72301

WHEREAS on October 31, 2000 Sasha Logan, a married person and Hunter Logan, husband, executed a Mortgage in favor of Pulaski Mortgage Company said Mortgage was recorded on November 1, 2000 as Book 1004, Page 94, in the real property records of Crittenden County, Arkansas. Mortgage was subsequently assigned to The Leader Mortgage Company, Cleveland, Ohio by virtue of an assignment dated November 02, 2000 and recorded on December 22, 2000 as Book 1007, Page 722, in the real property records of Crittenden 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 March 1, 2020, 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.

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

WITNESS my hand this 24<sup>th</sup> day of March, 2023. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

Gabrielle Davis

Gabrielle Davis Esq., AR Bar No. 2022261,  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-000976

#### 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.

D. B. Penney  
Notary Public

My Commission Expires:

