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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-003328

**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 27, 2023, at or about 2:30PM, the subject real property described herein below will be sold at the Main Entrance of the Sebastian County Courthouse, 35 South 6th Street, Fort Smith, AR 72901 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 Sebastian County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SEBASTIAN COUNTY,
ARKANSAS:

LOT 204, WATSON'S SUBDIVISION OF BLOCKS C, D, AND E, SUNNYMEDE ADDITION
TO THE CITY OF FORT SMITH, ARKANSAS.

Street Address: 3906 Morris Dr Fort Smith AR 72904

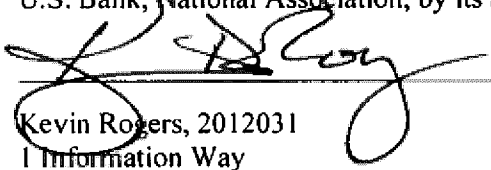
WHEREAS on March 27, 2001, Shavon D. Willis, a single person, executed a Mortgage in favor of Benefit Bank said Mortgage was recorded on March 29, 2001, AS Instrument No. F-7039008 in the real property records of Sebastian County (Fort Smith), Arkansas. Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated April 5, 2001, and recorded on April 10, 2002, as instrument number F-7069848 in the real property records of Sebastian County (Fort Smith), Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating

foreclosure at: U.S. Bank National Association, Successor by Merger to the Leader Mortgage Company
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, 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 11 day of April, 2023.
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. 23-003328

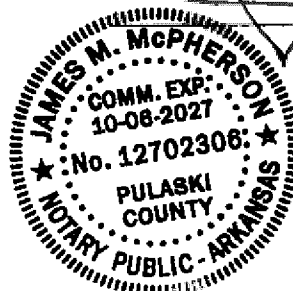
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11th day of April, 2023, before me, the undersigned officer,
personally appeared Kevin D. 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: 10-6-27




Notary Public