

E-FILED FOR RECORD
11/30/2023 8:44AM
JUDY KAY HARRIS, Clerk
Boone County, Arkansas
By: Beth Burnham

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Prepared by
ALBERT ELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-014094

**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 February 5, 2024, at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Boone County Courthouse, 100 North Main #200, Harrison, AR 72601 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 Boone County, Arkansas more particularly described as follows:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) NORTH, RANGE NINETEEN (19) WEST, BOONE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF WILBURN ACRES SUBDIVISION, GO SOUTH 00 DEGREES 37' 44" EAST ALONG THE WEST LINE 944.59 FEET, LEAVING THE LINE GO SOUTH 89 DEGREES 22' 53" EAST 257.87 FEET TO A 3/8 INCH REBAR AT THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED, CONTINUE SOUTH 89 DEGREES 22' 53" EAST 108.64 FEET TO A 3/8 INCH REBAR, SOUTH 00 DEGREES 33' 31" EAST 203.50 FEET TO A 3/8 INCH REBAR, NORTH 89 DEGREES 22' 53" WEST 108.64 FEET TO A 3/8 INCH REBAR, NORTH 00 DEGREES 33'

31" WEST 203.50 FEET TO THE POINT OF BEGINNING.

Street Address: 4703 Wilburn Drive Everton AR 72633

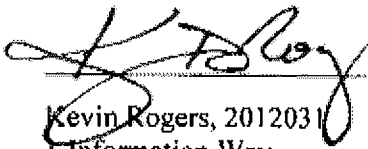
WHEREAS on November 9, 2009, Joshua Jennings aka Josh Jennings and Brittney Jennings, Husband and Wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Community First Bank said Mortgage was recorded on November 16, 2009, as instrument number 09 006500 in the real property records of Boone County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated August 2, 2021, and recorded on August 2, 2021, as instrument number 2021005299 in the real property records of Boone 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 July 1, 2023, 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.

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WITNESS my hand this 29 day of Nov, 2023. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law


Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-014094

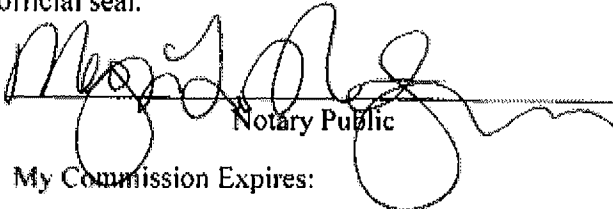
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 29 day of November, 2023, 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:

4/14/2033

