



L202300905

RECORDED: 01-20-2023 10:23:40 AM

Sara Brown, Circuit Clerk

BK: MISC 2023

WHITE CO, AR FEE \$180.00

PG: 693-695

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-012587

**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 March 23, 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:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SOUTHEAST QUARTER (NE 1/4 SE 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) WEST, AND RUN THENCE WEST, ALONG THE SOUTH LINE OF NORTHEAST QUARTER SOUTHEAST QUARTER (NE 1/4 SE 1/4), 688.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 208.75 FEET; THENCE WEST 208.75 FEET; THENCE SOUTH 208.75 FEET; THENCE EAST 208.75 FEET TO THE POINT OF BEGINNING, CONTAINING ONE (1.0) ACRES, MORE OR LESS. LESS AND EXCEPT THE MINERAL RIGHTS THERETO. SUBJECT TO ALL EXISTING EASEMENTS AND RIGHT OF WAYS FOR ROADS AND OTHER PURPOSES.

AND

AN EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS THE FOLLOWING DESCRIBED LINE; SAID EASEMENT BEING TWENTY-FIVE (25) FEET WIDE AND 12.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE, A PART OF THE SOUTHEAST QUARTER SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER SOUTHEAST QUARTER (SE1/4 SE1/4), THENCE NORTH 88 DEGREES 06 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER SOUTHEAST QUARTER (SE1/4 SE1/4), 208.75 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 02 SECONDS EAST 70.97 FEET; THENCE NORTH 88 DEGREES 06 MINUTES 42 SECONDS WEST 37.5 FEET TO A POINT CALLED POINT "A" TO BE REFERRED TO IN THIS DESCRIPTION AND ALSO THE POINT OF BEGINNING, THENCE SOUTH 04 DEGREES 25 MINUTES 40 SECONDS EAST 95.17 FEET TO THE CENTER LINE OF WELCH LANE, RETURNING TO SAID POINT, CALLED POINT "A", THENCE NORTH 04 DEGREES 25 MINUTES 40 SECONDS WEST 15.09 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 00 SECONDS WEST 585.22 FEET; THENCE NORTH 07 DEGREES 58 MINUTES 13 SECONDS EAST 49.53 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER SOUTHEAST QUARTER (SE1/4 SE1/4) OF SAID SECTION THIRTY-FIVE (35), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) WEST.

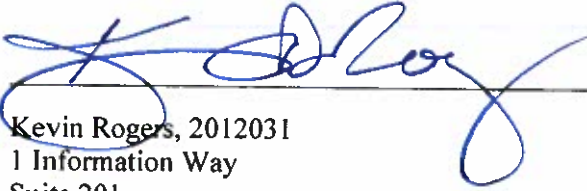
Street Address: 116 Debbie Ln Mcrae AR 72102

WHEREAS on March 26, 1998, Jim Lunsford, a single person, executed a Mortgage in favor of First National Bank, Searcy, Arkansas said Mortgage was recorded on March 27, 1998, in Book 467 Page 607 in the real property records of White County, Arkansas. Mortgage was subsequently assigned to The Leader Mortgage Company, Cleveland, Ohio by virtue of an assignment dated March 27, 1998, and recorded on April 27, 1998, in Book 180 Page 843 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 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 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 June 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 17 day of Jan, 2022. 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. 22-012587

ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

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On this 17 day of January, 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

