

**CERTIFICATE
OF RECORD**

Doc# L20210831

Filed: 09/23/2021 02:33 pm
Cleveland County, Arkansas
Jimmy D. Cummings
Circuit Clerk
By: Rosemary Sinclair
Deputy Clerk

3 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-006275

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 December 14, 2021 at or about 11:00AM, the subject real property described herein below will be sold at of the Cleveland County Courthouse, 20 Magnolia Street, Rison, AR 71665 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 Deed of Trust is located in Cleveland County, Arkansas more particularly described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 9 WEST, OF THE 5TH P.M., CLEVELAND COUNTY, ARKANSAS, AND RUN NORTH 208.5 FEET ALONG THE EAST LINE OF THEREOF FOR A POINT OF BEGINNING; THENCE WEST 417 FEET PARALLEL TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 18, THENCE NORTH 175 FEET PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, THENCE EAST 417 FEET PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18 TO THE CENTER OF STATE HIGHWAY NO. 15; THENCE SOUTH 175 FEET ALONG THE CENTER LINE OF THE SAID HIGHWAY NO. 15 TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT OF WAY OF STATE HIGHWAY NO. 15.

LESS AND EXCEPT:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 9 WEST, CLEVELAND COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18; THENCE NORTH 88 DEGREES 55 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 396.176 METERS TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF STATE HIGHWAY 15; THENCE SOUTH 00 DEGREES 18 MINUTES 04 SECONDS EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 290.620 METERS FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 18 MINUTES 04 MINUTESEAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 23.742 METERS TO A POINT THENCE IN A SOUTHERLY DIRECTION ALONG SAID EXISTING RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 859.204 METERS A DISTANCE OF 29.482 METERS TO A POINT; THENCE NORTH 88 DEGREES 56 MINUTES 49 SECONDS WEST A DISTANCE OF 3.189 METERS TO A POINT ON THE WESTERLY PROPOSED RIGHT OF WAY LINE OF STATE HIGHWAY 15; THENCE NORTH 01 DEGREES 07 MINUTES 37 SECONDS EAST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 41.447 METERS TO A POINT; THENCE NORTH 00 DEGREES 18 MINUTES 15 SECONDS WEST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 11.773 METERS TO A POINT: THENCE SOUTH 88 DEGREES 54 MINUTES 49 SECONDS EAST A DISTANCE OF 2.663 METERS TO THE POINT OF BEGINNING AND CONTAINING 0.02 HECTARE MORE OR LESS OR 158 SQUARE METERS MORE OR LESS.

Street Address: 2660 Highway 63 Rison AR 71665

WHEREAS on October 9, 2013, Clayton D. Riley and Holly R. Riley, husband and wife, executed a Deed of Trust in favor of Craig Hunt, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Simmons First National Bank. Said Deed of Trust was recorded on October 24, 2013 as Doc number L20131157 in the real property records of Cleveland County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated July 24, 2019 and recorded on August 2, 2019 as Doc number L20190683 in the real property records of Cleveland 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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 August 1, 2019, 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 20th day of September, 2021



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501-406-0855
A LAW No. 21-006275

ACKNOWLEDGEMENT

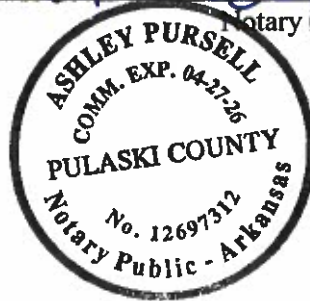
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 20th day of September, 2021, before me, the undersigned officer, personally appeared James McPherson, 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