

2023R-003593

MORTGAGES

FILED: 10/13/2023 11:55 AM

CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

BY: KELLY OWENS D.C.

PAGES: 2

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-011977

**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 December 18, 2023 at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Conway County Courthouse, 115 South Moose St., Morrilton, AR 72110 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 Conway County, Arkansas more particularly described as follows:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 17 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SW1/4 OF THE SW1/4 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 17 WEST, RUNNING THENCE EAST 512.50 FEET FOR A POINT OF BEGINNING; THENCE NORTH 297 FEET; THENCE WEST 147.50 FEET THENCE SOUTH 297 FEET; THENCE EAST 147.50 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 17 WEST, DESCRIBED AS BEGINNING AT A POINT 9.80 CHAINS EAST OF THE SOUTHWEST CORNER OF THE SW1/4 SW1/4 OF SAID SECTION, TOWNSHIP, AND RANGE; RUN THENCE NORTH 297 FEET; THENCE WEST 147 1/2 FEET; THENCE SOUTH 297 FEET; THENCE EAST 147 1/2 FEET TO POINT OF BEGINNING.

Street Address: 5 Hubbard Loop Morrilton AR 72110

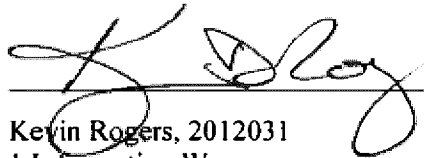
WHEREAS on February 27, 2014 Ronald Wayne Smith, a single man, executed a Mortgage in favor of U.S. Bank N.A. Said Mortgage was recorded on February 27, 2014 in Book 573, Page 547 in the real property records of Conway County, Arkansas. The party initiating foreclosure can be contacted at or in

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, 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.

WITNESS my hand this 12 day of October, 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. 23-011977

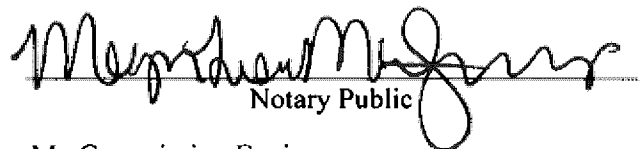
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 12 day of October, 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