

Kristie Womble-Hughes - Circuit Clerk  
Garland, AR  
eFiled for Record  
02/06/2024 9:27AM

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-009467

**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 April 17, 2024 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 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 Garland County, Arkansas more particularly described as follows:

A TRACT OF LAND BEING SITUATED IN THE SW 1/4 NE 1/4 OF SECTION 4,  
TOWNSHIP 2 SOUTH, RANGE 20 WEST OF THE 5TH P.M., BEING LOCATED IN GARLAND  
COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PIPE FOR THE SW CORNER OF SAID SW 1/4 NE 1/4, THENCE S 86  
DEGREES 52'28"E, 725.78' TO A REBAR AND THE POINT OF BEGINNING; THENCE N 20  
DEGREES 42'23"W, 226.19' TO A REBAR; THENCE N 13 DEGREES 27'00"W, 151.94' TO A  
REBAR; THENCE S 89 DEGREES 46'54"E, 96.34' TO A REBAR; THENCE N 00 DEGREES  
15'14"E, 472.55' TO A CPS AT A PIPE; THENCE S 89 DEGREES 56'33"E, 245.94' TO THE  
WEST R/W OF ARKANSAS HWY 227; THENCE SOUTHWESTERLY ALONG A NON  
TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2756.74', AN ARC DISTANCE OF  
309.93' THE CHORD OF WHICH BEARS S 05 DEGREES 59'51" W, 309.77'; THENCE S 80  
DEGREES 46'54"E, 5.00'; THENCE S 09 DEGREES 13'06"W, 196.10' TO THE START OF A  
CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS

**OF 1949.96', AN ARC DISTANCE OF 337.91', THE CHORD OF WHICH BEARS S 04 DEGREES 15'14" W, 337.49' TO THE SOUTH LINE OF SAID SW 1/4 NE 1/4; THENCE N 86 DEGREES 52'28" W, 145.44' TO THE POINT OF BEGINNING. (ACCORDING TO SURVEY BY EVAN G. BLACK, RPLS #1491, DATED 2-11-2015.)**

Street Address: 3731 Mountain Pine Rd Mountain Pine AR 71956

WHEREAS on May 13, 2015 David R. McFarlin, a married man, and Paula McFarlin, executed a Mortgage in favor of U.S. Bank N.A. Said Mortgage was recorded on May 18, 2015 in Book 3646, Page 386 in the real property records of Garland 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 March 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 5 day of February, 2024. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

*[Handwritten signature of Kevin Rogers]*

Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-009467

ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

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§

On this 5 day of February, 2024, 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.

*[Handwritten signature of Megan Leann Montgomery]*  
Notary Public

My Commission Expires: 4/14/2033



Trans: 367042  
Total Fees: \$165.00

Garland County, AR  
I certify this instrument was Electronically filed  
on 02/06/2024 9:27AM  
in DEED Book 4625 Pages 0507 - 0510  
Kristie Womble-Hughes - Circuit Clerk