

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
03/24/2025 1:57PM

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-003550

**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 May 28, 2025 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 SW1/4 NE1/4 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 SW1/4 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 S89 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 S80 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 SW1/4 NE1/4; THENCE N86 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

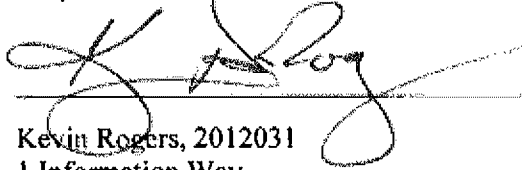
WHEREAS on May 13, 2015 David R. Mcfarlin, a married man, and Paula Mcfarlin, executed a Mortgage in favor of U.S. Bank N.A. Said Mortgage was recorded on May 18, 2015 in Book 3646, Page 386 in the real property records of Garland County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 4801 Frederica Street, Owensboro KY 42301, at Telephone No. (270) 689-7562; 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 September 1, 2024, 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 21 day of March, 2025. 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. 25-003550

ACKNOWLEDGEMENT

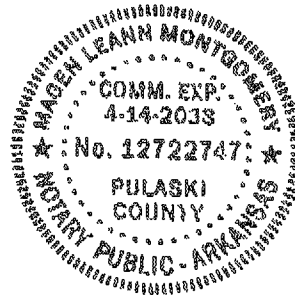
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 21 day March, 2025, 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



Trans: 389044
Total Fees: \$165.00

Garland County, AR
I certify this instrument was Electronically filed
on 03/24/2025 1:57PM
in DEED Book 4738 Pages 0434 - 0437
Kristie Womble-Hughes - Circuit Clerk