



**L202403659**

**JOHNSON CO, AR FEE \$55.00**

PRESENTED: 09-20-2024 11:54:51 AM

RECORDED: 09-20-2024 11:54:51 AM

MONICA KING

CIRCUIT CLERK

BY ANNA GILMER

DEPUTY CLERK

**BK: 1 2024014**

**PG: 849-851**

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-003456

**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 November 28, 2024 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Johnson County Courthouse, 215 W. Main St., Clarksville, AR. 72830 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 Johnson County, Arkansas more particularly described as follows:

A PART OF THE SOUTHEAST QUARTER NORTHEAST QUARTER (SE/4 NE/4) OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 23 WEST, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 05-12-2009, FOR MELINDA GOULD, JOB #09-191):

COMMENCING AT THE SW CORNER OF SAID SE/4 NE/4, THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST 547.39 FEET TO A SET IRON PIN FOR THE SW CORNER OF A 0.79 ACRE TRACT (AS FILED IN SURVEY BOOK 03-1 PAGE 81 OF THE COUNTY RECORDS), THENCE ALONG THE BOUNDARIES OF SAID TRACT NORTH 00 DEGREES 01 MINUTES 16 SECONDS EAST 113.98 FEET TO A SET IRON PIN FOR THE TRUE POINT OF BEGINNING, THENCE

CONTINUING ALONG SAID BOUNDARIES SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST 135.00 FEET TO A SET IRON PIN, THENCE NORTH 24 DEGREES 58 MINUTES 04 SECONDS EAST 161.05 FEET TO A POINT, FROM WHICH POINT A SET IRON PIN BEARS SOUTH 24 DEGREES 58 MINUTES 04 SECONDS WEST 11.58 FEET, THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST 257.70 FEET TO A SET IRON PIN, THENCE SOUTH 00 DEGREES 01 MINUTES 16 SECONDS WEST 146.02 FEET TO A SET IRON PIN, THENCE SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST 54.77 FEET TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES MORE OR LESS.

ACCESS EASEMENT DESCRIPTION: A 15.00 FEET WIDE EASEMENT CROSSING A PART OF THE SE/4 NE/4 OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 23 WEST, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 05-12-2009, FOR MELINDA GOULD, JOB #09-191):

COMMENCING AT A SET IRON PIN FOR THE NW CORNER OF THE ABOVE DESCRIBED 0.75 ACRE TRACT, THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST 118.91 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT, WHICH FALLS ON THE CENTERLINE OF AN EXISTING GRAVEL DRIVE, THENCE 15.00 FEET ALONG EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WHICH FOLLOWS ALONG THE CENTERLINE OF SAID DRIVE THROUGH THE FOLLOWING COURSES: NORTH 55 DEGREES 21 MINUTES 34 SECONDS EAST 24.56 FEET, NORTH 75 DEGREES 50 MINUTES 33 SECONDS EAST 17.58 FEET, SOUTH 89 DEGREES 46 MINUTES 32 SECONDS EAST 28.78 FEET, SOUTH 80 DEGREES 10 MINUTES 10 SECONDS EAST 53.52 FEET, SOUTH 74 DEGREES 10 MINUTES 12 SECONDS EAST 69.65 FEET, SOUTH 65 DEGREES 53 MINUTES 49 SECONDS EAST 22.79 FEET AND SOUTH 55 DEGREES 14 MINUTES 42 SECONDS EAST 51.11 FEET TO A POINT ON THE CENTERLINE OF RIDDELL STREET FOR THE TERMINUS OF SAID CENTERLINE, SIDELINES OF SAID EASEMENT TERMINATE ALSO TO THE EAST AT THE CENTERLINE OF SAID STREET AND TO THE WEST AT THE NORTH LINE OF SAID 0.75 ACRE TRACT, SAID EASEMENT COVERS APPROXIMATELY 0.092 ACRES.

Street Address: 912 Riddell Street Clarksville AR 72830

WHEREAS on May 26, 2009 Benjamin Gould, a Single person, executed a Mortgage in favor of Simmons First Bank of Russellville. Said Mortgage was recorded on May 27, 2009 in Book 2009012, Page 522 in the real property records of Johnson County, Arkansas. Said Mortgage was subsequently assigned to Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. by virtue of an assignment dated June 02, 2009 and recorded on June 12, 2009 in Book 2009013, Page 630 in the real property records of Johnson County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated October 29, 2019 and recorded on November 7, 2019 in Book 2019018, Page 568 in the real property records of Johnson 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 September 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.

WITNESS my hand this 19 day of September 2024. 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. 24-003456

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 19 day of September, 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.

  
Notary Public

My Commission Expires: 4/14/2033

