



DocId:18147732

Tx:4090723

CERTIFICATE OF RECORD
INSTRUMENT # 2024-02457
FILED: 03/26/2024 11:49:25 AM
LONOKE COUNTY, ARKANSAS
DEBORAH OGLESBY, CIRCUIT CLERK
BY: STEPHANIE D PAGES: 3

195.00

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-004953

**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 30, 2024 at or about 10:00 A.M, the subject real property described herein below will be sold at of the Lonoke County Courthouse, 301 North Center St., Lonoke, AR 72086 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 Lonoke County, Arkansas more particularly described as follows:

TRACT 1: PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 9 WEST, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SW1/4 NW1/4 SECTION 28, TOWNSHIP 4 NORTH, RANGE 9 WEST, THENCE NORTH 0 DEGREES 15 MINUTES 00 SECONDS EAST 495.50 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING NORTH 0 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID LINE, 164.50 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, 350.00 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 00 SECONDS WEST 164.50 FEET; THENCE

NORTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, 350.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT (SUBJECT TO) COUNTY ROAD (CHERRY ROAD) AND TEXAS EASTERN PIPELINE (TEPPCO) EASEMENTS.

TRACT 2: LOT 22, CONFEDERATE PLACE SUBDIVISION, PHASE II, LONOKE COUNTY, ARKANSAS.

Street Address: 2385 Cherry Road Cabot AR 72023

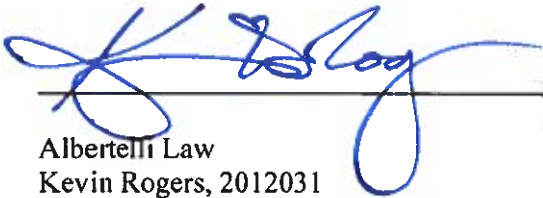
WHEREAS on July 30, 2010, Ernest L. Farris and Glenda F. Farris, Husband and Wife, executed a Deed of Trust in favor of James R Carroll, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for The Carroll Mortgage Group, Inc. Said Deed of Trust was recorded on August 5, 2010 as Instrument No. 201008177 in the real property records of Lonoke County, Arkansas. The Deed of Trust was then re-recorded on August 13, 2010 as Instrument No. 201008537 in the real property records of Lonoke County, Arkansas. Said Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated November 6, 2019 and recorded on November 18, 2019 as Instrument No. 2019-11633 in the real property records of Lonoke 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 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, 2023, and each subsequent payment to date are now due and the same is now therefore wholly 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.

*****THIS SPACE INTENTIONALLY LEFT BLANK*****

WITNESS my hand this 21 day of March, 2024



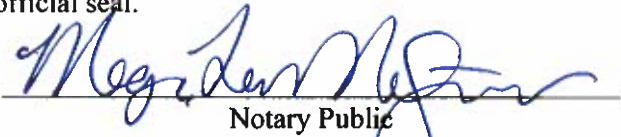
Albertelli Law
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-004953

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 21 day March, 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

