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WHITE CO. AR FEE \$165.00
PRESENTED & RECORDED
04/11/2024 12:01:52
SARA BROWN-CARLTON
CIRCUIT CLERK
BY: BRIDGITTE BENNETT
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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-015816

**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 June 18, 2024 at or about 9:00AM, the subject real property described herein below will be sold at the Main Entrance of the White County Courthouse, 300 N. Spruce St., Searcy, AR 72143 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 White County, Arkansas more particularly described as follows:

THE FOLLOWING LANDS LYING IN THE COUNTY OF WHITE AND STATE OF ARKANSAS, TO-WIT:

A PART OF THE SOUTHEAST QUARTER (PT. SE 1/4 SE 1/4) OF SECTION ELEVEN (11), TOWNSHIP FIVE (5) NORTH, RANGE NINE (9) WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SE 1/4, SE 1/4 AND RUN THENCE NORTH 40.0 FEET FOR THE POINT OF BEGINNING; THENCE WEST 105.0 FEET; THENCE NORTH 210.0 FEET; THENCE EAST 105.0 FEET; THENCE SOUTH 210.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5-NORTH, RANGE 9-WEST, WHITE COUNTY, ARKANSAS, ORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A 1 INCH PIPE BEING USED AS THE SOUTH 1/16 CORNER OF SECTIONS 11 & 12; THENCE SOUTH 1 DEGREE 6 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 A DISTANCE OF 1213.57 FEET TO A POINT OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HWY 64 AS ESTABLISHED BY AHTD JOB 05087 FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 1 DEGREE 6 MINUTES 17 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 76.81 FEET TO A POINT OF THE NORTHERLY RIGHT OF WAY LINE OF U.S. HWY 64 AS ESTABLISHED BY AHTD JOB 580; THENCE NORTH 89 DEGREES 56 MINUTES 58 SECONDS WEST ALONG SAID RIGHT OD WAY LINE A DISTANCE OF 31.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 64 AS ESTABLISHED BY AHTD JOB 050087; THENCE NORTH 23 DEGREES 21 MINUTES 23 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 83.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES OF 1,216 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCE AS JOB 050087.

Street Address: 102 Hwy 64 W Beebe AR 72012

WHEREAS on March 27, 2007 Marilyn Ann Price, executed a Mortgage in favor of U.S. Bank National Association ND. Said Mortgage was recorded on April 9, 2007 in Book 2007, Page 11162 in the real property records of White 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 August 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 10 day of April, 2024. U.S. Bank, National Association, by its attorney-in-
fact, Albertelli Law

[Handwritten signature]

Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-015816

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 10 day of April, 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: Magen Leann Montgomery]
Notary Public

My Commission Expires: 4/14/2033

