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LR-2019-0724

RHONDA SULLIVAN
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ALAW File 19-010761

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 27, 2019 at or about 1:30PM, the subject real property described herein below will be sold at the main entrance of the Cross County Courthouse, 705 E. Union, Wynne, AR 72396 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 Cross County, Arkansas more particularly described as follows:

A 0.98 ACRE LOT LYING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 4 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF PRIVATE SURVEY NUMBER 495, THENCE NORTH 73 DEGREES 24 MINUTES 00 SECONDS EAST 499.80 FEET ALONG THE SOUTH LINE OF SAID PRIVATE SURVEY NUMBER 495 TO A POINT ON THE EAST RIGHT OF WAY OF WITTSBURG ROAD, THENCE SOUTH 23 DEGREES 12 MINUTES 00 SECONDS EAST ALONG SAID R/W 450.00 FEET TO A POINT; THENCE SOUTH 25 DEGREES 36 MINUTES 00 SECONDS EAST 209.00 FEET TO A POINT ON SAID R/W; THENCE SOUTH 73 DEGREES 24 MINUTES 00 SECONDS WEST 30.0 FEET TO A POINT LYING IN THE APPROXIMATE CENTERLINE OF WITTSBURG ROAD, THENCE ALONG SAID CENTERLINE SOUTH 26 DEGREES 22 MINUTES 00 SECONDS EAST 234.0 FEET TO A POINT; THENCE ALONG SAID CENTERLINE SOUTH 27 DEGREES 04 MINUTES 00 SECONDS EAST 321.20 FEET TO A POINT; THENCE NORTH 71 DEGREES 13 MINUTES 00 SECONDS EAST 30.0 FEET TO A POINT LYING ON THE EAST R/W LINE OF WITTSBURG ROAD BEING THE POINT OF BEGINNING, THENCE NORTH 71 DEGREES 13 MINUTES 00 SECONDS EAST 208.00 FEET TO

A POINT; THENCE SOUTH 27 DEGREES 04 MINUTES 00 SECONDS EAST 208.00 FEET TO A POINT; THENCE SOUTH 71 DEGREES 13 MINUTES 00 SECONDS WEST 208.00 FEET TO A POINT; THENCE NORTH 27 DEGREES 04 MINUTES 00 SECONDS WEST 208.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.98 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

Street Address: 1266 Hwy 163, Wynne, Arkansas 72396


WHEREAS on September 28, 2006, JASON C. MCCAMMON and ASHLEY MCCAMMON, HUSBAND AND WIFE, executed a Deed of Trust in favor of JAMES C. EAST, as trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PULASKI MORTGAGE COMPANY, AN ARKANSAS CORPORATION. Said Deed of Trust was recorded on October 3, 2006 in Book 422 at Page 5238 in the real property records of Cross County, Arkansas. The Deed of Trust was subsequently assigned to U.S. BANK NATIONAL ASSOCIATION by virtue of an assignment dated July 16, 2013 and recorded on July 26, 2013 as instrument number LR-2013-1673 in the real property records of Cross 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. 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, 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.

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WITNESS my hand this 22nd day of April, 2019


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Little Rock, AR 72202
501-406-0855
A LAW No. 19-010761

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 22nd day of April, 2019, before me, the undersigned officer, personally appeared James McPherson, 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: 4-27-2026

