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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-010804

**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 July 1, 2019 at or about 2:00PM, the subject real property described herein below will be sold at the Main Entrance of the Cleburne County Courthouse, 301 West Main St., Heber Springs, AR 72543 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 Cleburne County, Arkansas more particularly described as follows:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER CONTAINING APPROXIMATELY 0.23 ACRES, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER CONTAINING APPROXIMATELY 4.77 ACRES, ALL IN SECTION 13, TOWNSHIP 11 NORTH, RANGE 11 WEST, CLEBURNE COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 3/8-INCH IRON REINFORCEMENT BAR IN A MOUND OF STONES FOR THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 11 WEST, CLEBURNE COUNTY, ARKANSAS; THENCE S 87 DEGREES 29 MINUTES 35 SECONDS E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1,305.77 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 87 DEGREES 29 MINUTES 35 SECONDS E A DISTANCE OF 462.94 FEET TO A POINT, THENCE S 01 DEGREES 24 MINUTES 48 SECONDS W A DISTANCE OF 378.09 FEET TO A POINT, THENCE S 42 DEGREES

29 MINUTES 40 SECONDS W ALONG THE WESTERLY RIGHT WAY LINE OF ARKANSAS HIGHWAY 92 A DISTANCE OF 149.41 FEET TO A POINT; THENCE LEAVE THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 92 AND RUN N 67 DEGREES 32 MINUTES 01 SECONDS W A DISTANCE OF 90.08 FEET TO A POINT, THENCE S 86 DEGREES 19 MINUTES 47 SECONDS W A DISTANCE OF 285.78 FEET TO A POINT, THENCE N 01 DEGREE 53 MINUTES 03 SECONDS E A DISTANCE OF 492.53 FEET TO A POINT OF BEGINNING. THIS TRACT CONTAINS 5.00 ACRES, MORE OR LESS, AND IS SUBJECT TO RESTRICTIONS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD AND PRESCRIPTIVE.

Street Address: 5750 Greers Ferry Rd, Greers Ferry, Arkansas 72067

WHEREAS on March 25, 2011 Joseph R. Freeland, Jr. and Stacy A. Freeland, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for U.S. Bank N.A. Said Mortgage was recorded on March 30, 2011 as document number 201103150 in the real property records of Cleburne County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated August 11, 2014 and recorded on August 15, 2014 as document number 201404821 in the real property records of Cleburne 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 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, 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.

WITNESS my hand this 26th day of April, 2019.
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

DT Mills

David Tyler Mills, AR Bar No. 2016041
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-010804

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 26th day of April, 2019, before me, the undersigned officer,
personally appeared David Mills, 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.

Ashley Webb
Notary Public

My Commission Expires:
4/27/2026

