



CERTIFICATE OF RECORD  
2019R-001881

MORTGAGES

BK/PG: B:662 P:28

FILED: 05/10/2019 09:37 AM

CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

BY: LISA ONEAL D.C.

PAGES: 2

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-010807

**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**

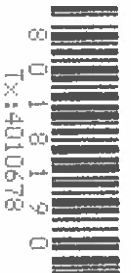
NOTICE IS HEREBY GIVEN that on July 15, 2019 at or about 9:00AM, the subject real property described herein below will be sold at the Main Entrance of the Conway County Courthouse, 115 South Moose Street, Morrilton, AR 72110, to the highest bidder for cash. The sale will extinguish all interests, including 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 Conway County, Arkansas more particularly described as follows:

THE FOLLOWING LANDS LYING IN CONWAY COUNTY, ARKANSAS: LOT THIRTEEN (13) AND THE WEST HALF OF LOT FOURTEEN (W 1/2 14) OF W. T. SMITH REPLAT OF SOUTH HALF OF FRACTIONAL BLOCK SEVEN (7) OF BROWN'S ADDITION TO THE CITY OF MORRILTON, ARKANSAS, SAID REPLAT BEING RECORDED IN PLAT BOOK "1" AT PAGE 205 OF THE RECORDS OF CONWAY COUNTY, ARKANSAS, BEING A SUBDIVISION OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 16 WEST.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 221, PAGE 108, OF THE CONWAY COUNTY, ARKANSAS RECORDS.



Street Address: 701 Miller St. Morrilton, Arkansas 72110

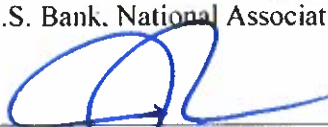
WHEREAS on October 23, 2009 John C. Pruitt a/k/a John Pruitt and Arvella McGee Pruitt, who are husband and wife, executed a Mortgage in favor of U.S. Bank National Association, ND. Said Mortgage was recorded on November 17, 2009 in Book 494 at Page 0415 in the real property records of Conway County, 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 9th day of May, 2019.

U.S. Bank National Association, by its attorney-in-fact, Albertelli Law

  
James McPherson, Esq., AR2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-010807

#### ACKNOWLEDGEMENT

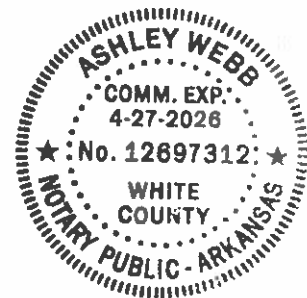
STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 9th day of May, 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.

My Commission Expires:

4-27-2026



  
Notary Public