



L201905151

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Tami King, Circuit Clerk

BK: MISC 2019

WHITE CO, AR FEE \$175.00

PG: 4346-4347

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-010646

**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 11:30 AM, the subject real property described herein below will be sold at Main Entrance of the White County Courthouse, 300 N. Spruce, 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 Deed of Trust is located in White County, Arkansas more particularly described as follows:

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SEVEN (7) NORTH, RANGE SEVEN (7) WEST IN WHITE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER NORTHWEST QUARTER (NW1/4 NW1/4) AND RUN THENCE SOUTH 00 DEGREES 15 MINUTES EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTHWEST QUARTER (NW1/4 NW1/4), 640.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES EAST, 185.0 FEET; THENCE NORTH 89 DEGREES 32 MINUTES EAST, 203.0 FEET; THENCE NORTH 00 DEGREES 15 MINUTES WEST, 185.0 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES WEST, 203.0 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EXISTING EASEMENTS AND RIGHT OF WAYS FOR ROADS AND OTHER PURPOSES, RESTRICTIONS AND RESERVATIONS.

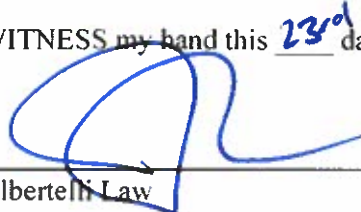
Street Address: 123 Triple M Rd, Searcy, AR 72143

WHEREAS on October 17, 2014, MISTY LEA O'NEAL, A SINGLE PERSON, executed a Deed of Trust in favor of REYNIE RUTLEDGE, as trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST SECURITY BANK. Said Deed of Trust was recorded on October 21, 2014 in Book MTG-2014 at Page 21934 in the real property records of White County, Arkansas. The Deed of Trust was subsequently assigned to U.S. BANK NATIONAL ASSOCIATION by virtue of an assignment dated January 22, 2018 and recorded on January 29, 2018 in Book MISC-2018 at Page 00974 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 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.

WITNESS my hand this 23rd day of April, 2019


Albertelli Law
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501-406-0855
A LAW No. 19-010646

ACKNOWLEDGEMENT

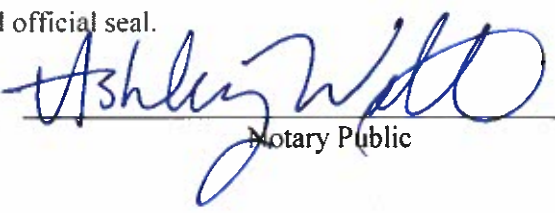
STATE OF ARKANSAS
COUNTY OF PULASKI

On this 23rd 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.

My Commission Expires: 4-27-2024




Notary Public