

(this space left for blank for recording)

Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-016968

**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 September 9, 2019 at or about 1:00PM, the subject real property described herein below will be sold at the main entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

**ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 15 WEST, MORE FULLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22 AND RUN THENCE NORTH 04 DEGREES 36 MINUTES EAST ALONG WEST LINE THEREOF FOR 143.5 FEET TO THE CENTERLINE OF MULBERRY ROAD; RUN THENCE NORTH 67 DEGREES 08 MINUTES EAST ALONG CENTER ROAD FOR 144.2 FEET; THENCE NORTH 56 DEGREES 50 MINUTES EAST ALONG CENTER OF ROAD FOR 167.9 FEET TO THE CENTERLINE OF A ROAD RUNNING NORTHERLY; RUN THENCE NORTH 24 DEGREES 25 MINUTES WEST ALONG CENTER OF ROAD FOR 237.7 FEET; THENCE NORTH 21 DEGREES 07 MINUTES WEST ALONG CENTER OF ROAD FOR 260.1 FEET; THENCE NORTH 05 DEGREES 59 MINUTES WEST ALONG CENTER OF ROAD FOR 200 FEET TO A POINT THAT IS IN LINE WITH THE SOUTH LINE OF A ROAD RUNNING EASTERLY; RUN THENCE NORTH 65 DEGREES 31 MINUTES EAST ALONG SOUTH LINE OF ROAD 312.5 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; RUN THENCE SOUTH 25 DEGREES 49 MINUTES EAST FOR 262.71 FEET; THENCE NORTH 66 DEGREES**

**47 MINUTES EAST FOR 85 FEET; THENCE NORTH 28 DEGREES 21 MINUTES WEST FOR 274.09 FEET TO A POINT ON THE SOUTH LINE OF ROAD THAT IS NORTH 58 DEGREES 29 MINUTES EAST OF AND 73.1 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 58 DEGREES 29 MINUTES WEST FOR 73.1 FEET TO THE POINT OF BEGINNING.**

Street Address: 5868 McClendon Loop, Benton, AR 72019

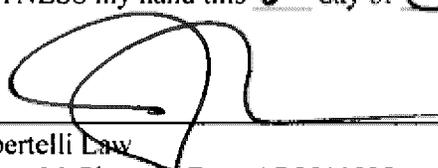
WHEREAS on January 26, 2007, DOUG C. SHARP and DANIELLE L. SHARP, HUSBAND AND WIFE, executed a Deed of Trust in favor of WILLIAM G. ROEHRENBECK, as trustee for ARVEST MORTGAGE COMPANY. Said Deed of Trust was recorded on January 31, 2007 in Doc Book 07 at Page 11228 in the real property records of Saline County, Arkansas. The Deed of Trust was subsequently assigned to U.S. BANK N.A. by virtue of an assignment dated February 12, 2007 and recorded on May 4, 2007 in Doc Book 07 at Page 048795 in the real property records of Saline 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.

**\*\*THIS SPACE INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 8<sup>th</sup> day of July, 2019



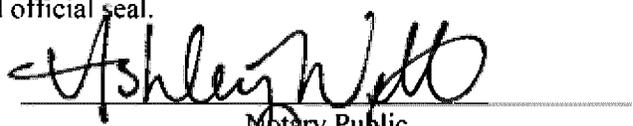
Albertelli Law  
James McPherson, Esq., AR2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-016968

ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 8<sup>th</sup> day of July, 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

