

L201903773

JOHNSON CO. AR FEE \$25.00

PRESENTED & RECORDED

08/23/2019 08:01:57

MONICA KING

CIRCUIT CLERK

BY: MECHELLE VANNOY

DEPUTY

BK: 1 2019014

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Prepared by
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-019525

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 November 4, 2019 at or about 2:30PM, the subject real property described herein below will be sold at the main entrance of the Johnson County Courthouse, 215 West Main Street, Clarksville, AR 72830 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 Johnson County, Arkansas more particularly described as follows:

**A PART OF THE SOUTHWEST QUARTER SOUTHEAST QUARTER (SW/4 SE/4)
OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 23 WEST, IN THE CITY OF
CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE SURVEY
PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON-05-24-2010, FOR
DIMPLE CROSS, JOB #10-196):**

**COMMENCING AT A FOUND ANGLE IRON FOR THE NE CORNER OF SAID SW/4
SE/4, THENCE ALONG THE NORTH LINE THEREOF NORTH 88 DEGREES 59
MINUTES 01 SECONDS WEST 439.98 FEET TO A SET IRON PIN FOR THE TRUE
POINT OF BEGINNING, THENCE CONTINUING NORTH 88 DEGREES 59
MINUTES 01 SECONDS WEST 209.60 FEET TO A SET IRON PIN ON THE
EASTERLY RIGHT OF WAY LINE OF CRAWFORD STREET, THENCE ALONG
SAID RIGHT OF WAY SOUTH 17 DEGREES 37 MINUTES 29 SECONDS WEST 99.70
FEET TO A SET IRON PIN, THENCE SOUTH 76 DEGREES 07 MINUTES 33
SECONDS EAST 234.35 FEET TO A SET IRON PIN, THENCE NORTH 04 DEGREES**



44 MINUTES 45 SECONDS EAST 148.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.62 ACRES, MORE OR LESS.

SUBJECT PROPERTY PREVIOUSLY DESCRIBED AS: A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 23 WEST, DESCRIBED AS FOLLOWS:

SUBJECT PROPERTY PREVIOUSLY DESCRIBED AS: A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 23 WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY; THENCE WEST ALONG THE NORTH LINE THEREOF TO THE CLARKSVILLE AND SPADRA HIGHWAY AS THE SAME IS NOW LOCATED FOR POINT OF BEGINNING; THENCE DUE SOUTH 93.5 FEET; THENCE IN A SOUTHEASTERLY DIRECTION 243.5 FEET TO A POINT 148 FEET DUE SOUTH OF THE NORTH LINE OF SAID FORTY; THENCE NORTH 148 FEET TO THE NORTH LINE; THENCE WEST 247 FEET TO THE POINT OF BEGINNING.

Street Address: 1001 S Crawford St Clarksville AR 72830

WHEREAS on July 9, 2010, Dimple Cross, an unmarried person executed a Deed of Trust in favor of Delbert Mickel, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Regions Bank d/b/a Regions Mortgage. Said Deed of Trust was recorded on July 12, 2010 in Book 2010012 at Page 563 in the real property records of Johnson County, Arkansas. The Deed of Trust was subsequently assigned to U.S Bank National Association by virtue of an assignment dated May 28, 2019 and recorded on June 6, 2019 in Book 1 2019009 at Page 702, and as instrument number L201902551 in the real property records of Johnson 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 22nd day of August, 2019



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A LAW No. 19-019525

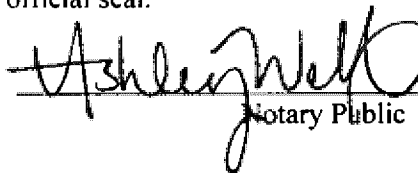


ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 22nd day of August, 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