



CERTIFICATE OF RECORD
2019R-004033

MORTGAGES

BK/PG: B:668 P:98

FILED: 09/17/2019 10:39 AM

CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

BY: TINA BAKER D.C.

PAGES: 2

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 486-0855
ALAW File 19-015221

**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 November 18, 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 St., 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:

PART OF THE SW 1/4 SW 1/4 OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 16 WEST, CONWAY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID SW 1/4 SW 1/4; THENCE WEST 1240.5 FEET; THENCE NORTH 340 FEET TO THE POINT OF BEGINNING, WHICH POINT IS ON THE EAST SIDE OF HIGHWAY NO. 95 RIGHT OF WAY, THENCE NORTH ALONG SAID RIGHT OF WAY 680 FEET; THENCE EAST 356 FEET; THENCE SOUTH 680 FEET; THENCE WEST 356 FEET TO THE POINT OF BEGINNING, CONTAINING 5.50 ACRES, MORE OR LESS.

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 ENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 188, PAGE 209, OF THE CONWAY COUNTY, ARKANSAS RECORDS.



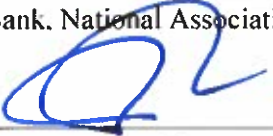
Street Address: 4118 Hwy 95, Cleveland, AR 72030

WHEREAS on November 20, 2009 A. G. McElroy and Linda McElroy, who are husband and wife, executed a Mortgage in favor of U.S. Bank National Association ND. Said Mortgage was recorded on December 14, 2009 in Book 495 at Page 0519 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 16th day of September, 2019.
U.S. Bank. National Association, by its attorney-in-fact, Albertelli Law

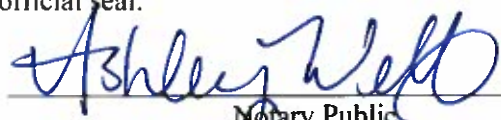

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501-406-0855
A LAW No. 19-015221

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 16th day of September, 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

