



L201914350
CERTIFICATE OF RECORD
FAULKNER CO. AR FEE \$195.00
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CRYSTAL TAYLOR
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FORECLOSURE NOTICE
3 Pages

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Prepared by
ALBERT L. LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-021335

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 December 2, 2019 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 Faulkner County, Arkansas more particularly described as follows:

PART OF THE NE 1/4 NE 1/4, SECTION 29, T8N, R13W, FAULKNER COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID NW 1/4 NE 1/4; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS EAST, 1294.56 FEET TO THE NORTHEAST CORNER OF HTE NW1/4 NE 1/4; THENCE SOUTH 00 DEGRESS 17 MINUTES 20 SECONDS WEST, 502.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGRESS 17 MINUTES 20 SECONDS WEST, 552.40 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 40 SECONDS WEST 103.80 FEET TO THE EAST RIGHT OF WAY OF STATE HIGHWAY #65; THENCE ALONG SAID RIGHT OF WAY TO A POINT NORTH 13 DEGREES 04 MINUTES 44 SECONDS WEST, 65.08 FEET; THENCE TO A POINT NORTH 17 DEGREES 02 MINUTES 35 ESCONDS WEST 133.70 FEET; THENCE TO A POINT NORTH 22 DEGREES 32 MINUTES 06 SECONDS WEST 159.24 FEET; THENCE TO A POINT NORTH 28 DEGREES 44 MINUTES 31 SECONDS WEST 180.0 FEET; THENCE LEAVING SAID RIGHT OF WAY NORHT 80 DEGREES 17 MINUTES 46 SECONDS WEST, 314.50 FEET TO THE

POINT OF BEGINNING. SUBJECT TO ALL ROADWAYS, EASEMENTS, AND
RESERVATIONS THAT ARE OF RECORD OR PHYSICALLY IN PLACE.

Street Address: 31 Ozark Drive, Damascus, AR 72039

WHEREAS on October 26, 2011 WHITNEY CARR and JAMIE CARR, HUSBAND AND WIFE, executed a Mortgage in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF THE OZARKS. Said Mortgage was recorded on October 31, 2011 as instrument number 2011-17377 in the real property records of Faulkner County, Arkansas. The Mortgage was re-recorded on November 3, 2011 as instrument number 2011-17610 in the real property records of Faulkner County, Arkansas. The Mortgage was subsequently assigned to U.S. BANK NATIONAL ASSOCIATION by virtue of an assignment dated December 20, 2018 and recorded on January 2, 2019 as instrument number L201900064 in the real property records of Faulkner 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

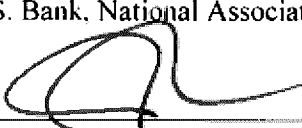
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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.

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WITNESS my hand this 24th day of September, 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

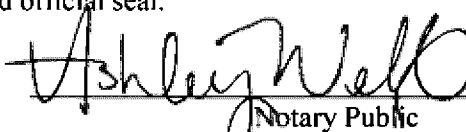
501-406-0855

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 24th 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:

04-27-2026

