



CERTIFICATE OF RECORD
2019R-004273

MORTGAGES

BK/Pg: B:668 P:689

FILED: 10/03/2019 11:28 AM

CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

(this space left for blank for recording) By: LISA ONEAL D.C.

PAGES: 2

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-021339

**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 16, 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:

THE FOLLOWING LANDS LYING IN CONWAY COUNTY, ARKANSAS: LOT THIRTEEN (13) AND THE WEST HALF OF LOT FOURTEEN (W 1/2 LOT 14) OF W. T. SMITH REPLAT OF SOUTH HALF OF FRACTIONAL BLOCK SEVEN (7) OF BROWN'S ADDITION TO THE CITY OF MORRILTON, ARKANSAS, SAID REPLAT BEING RECORDED IN PLAT BOOK "1" AT PAGE 205 OF THE RECORDS OF CONWAY COUNTY, ARKANSAS, BEING A SUBDIVISION OF PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 16 WEST.

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

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 221, PAGE 108, OF THE CONWAY COUNTY, ARKANSAS RECORDS.

Street Address: 701 Miller St Morrilton AR 72110




WHEREAS on October 23, 2009 John C. Pruitt and Arvella McGee Pruitt, executed a Mortgage in favor of U.S. Bank National Association, ND. Said Mortgage was recorded on November 17, 2009 in Book 494 at Page 0415 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 2nd day of October, 2019.

U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

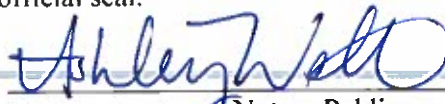

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501-406-0855
A LAW No. 19-021339

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 2nd day of October, 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

