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ARKANSAS CO. AR FEE \$175.00
PRESENTED & RECORDED
11/15/2019 03:08:47 PM
SARAH MERCHANT
CIRCUIT CLERK
BY: ANNA REED
DEPUTY CIRCUIT CLERK
BK: DM 2019
PG: 7766 - 7767

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Prepared by
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-005683

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 January 29, 2020 at or about 11:00AM, the subject real property described herein below will be sold at the main entrance of the Arkansas County Courthouse – Northern District, 302 South College Street, Stuttgart, AR 72160 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 Arkansas County, Arkansas more particularly described as follows:

LOT 6 OF CROOKED CREEK SUBDIVISION, SAME BEING LOCATED IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 6 WEST, LESS AND EXCEPT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 82 DEGREES 25 MINUTES 68 SECONDS EAST 75.0 FEET; THENCE SOUTH 0 DEGREES 49 MINUTES 53 SECONDS EAST 200.0 FEET; THENCE SOUTH 82 DEGREES 25 MINUTES 68 SECONDS WEST 75.0 FEET; THENCE 0 DEGREES 49 MINUTES 58 SECONDS EAST 200.0 FEET TO THE POINT OF BEGINNING.

Street Address: 15 Crooked Creek Ln, Humphrey, AR 72073

WHEREAS on September 18, 2009, TANYA S. CHAMBERS, AN UNMARRIED PERSON, executed a Deed of Trust in favor of IBERIABANK, FSB, as trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR IBERIABANK MORTGAGE COMPANY, AN ARKANSAS CORPORATION. Said Deed of Trust was recorded on September 22, 2009 in Deeds and Mortgages Book 2009 at Page 7039 in the real property records of Arkansas County – Northern District, Arkansas. The Deed of Trust was subsequently assigned to U.S. BANK NATIONAL ASSOCIATION by

virtue of an assignment dated March 25, 2014 and recorded on March 25, 2014 in DM Book 2014 at Page 2079 and as instrument number L201400603 in the real property records of Arkansas County – Northern District, 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 1st day of November, 2019



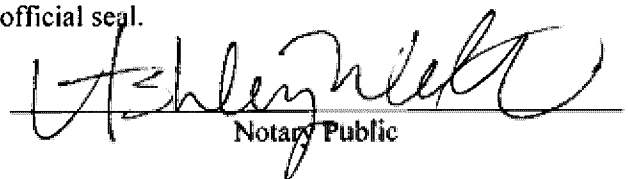
Albertelli Law
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1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-005683

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 15th day of November, 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