

L201917181

CERTIFICATE OF RECORD

FAULKNER CO. AR FEE \$190.00

RECORDED: 11/12/2019 08:38:38 AM

CRYSTAL TAYLOR
CIRCUIT CLERK

BY: LIZ BAUMGARTNER, D.C.
DEPUTY CLERK

NON JUDICIAL

FORECLOSURE NOTICE

2 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-023755

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 January 27, 2020 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:

LOT 5, SILVERTHORN SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN
PLAT BOOK H, PAGE 53, RECORDS OF FAULKNER COUNTY, ARKANSAS.

Street Address: 16 Silverthorn Dr Conway AR 72032

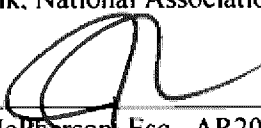
WHEREAS on August 28, 2000 Jeremy M. Briggs and Jennifer L. Briggs, husband and wife, executed a Mortgage in favor of First Community Bank. Said Mortgage was recorded on September 6, 2000 as instrument number 2000-13949 in the real property records of Faulkner County, Arkansas. The Mortgage was subsequently assigned to First Security Bank by virtue of an assignment dated August 28, 2000 and recorded on September 6, 2000 as instrument number 2000-13962 in the real property records of Faulkner County, Arkansas. The Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated August 28, 2000 and recorded on November 15, 2000 as instrument number 2000-17861 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.

WITNESS my hand this 11th day of November, 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
A LAW No. 19-023755

ACKNOWLEDGEMENT

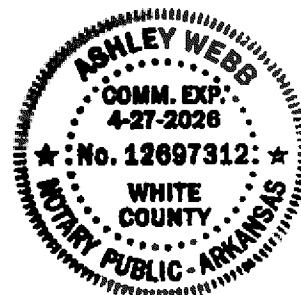
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11th 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