

RECORDED ON:
12/11/2019 02:12:57 PM
DISTRICT: OZARK

JANICE KING
CLERK & EX-OFFICIO RECORDER
BY: ELIZABETH GABLE D.C.

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-025443

**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 February 13, 2020 at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Franklin County Courthouse, 211 West Commercial, Ozark, AR 72949 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 Franklin County, Arkansas more particularly described as follows:

A CERTAIN TRACT OF LAND LOCATED IN PART OF THE SE/4 OF THE NE/4 OF SECTION 22, TOWNSHIP 11 NORTH RANGE 27 WEST IN FRANKLIN COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND STONE AT THE SE/CORNER OF THE NE/4 OF SAID SECTION 22 THENCE NORTH 86 DEGREES 51 MINUTES 30 SECONDS WEST 466.61 FEET ALONG THE SOUTH LINE THEREOF TO A SET 1/2 INCH REBAR THE POINT BEGINNING: THENCE NORTH 86 DEGREES 51 MINUTES 30 SECONDS WEST 283.85 FEET ALONG THE SOUTH LINE THEREOF TO A SET 1/2 INCH REBAR ON THE EAST RIGHT OF WAY OF HIGHWAY 23 R/W LINE AND THE P.C. OF A CURVE WITH A DELTA OF 6 DEGREES 59 MINUTES 54 SECONDS AND A RADIUS OF 969.90 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 118.47 FEET AND WITH SAID RIGHT OF WAY TO A POINT, SAID POINT BEING NORTH 87 DEGREES 49 MINUTES 28 SECONDS WEST 1.96 FEET FROM A FOUND 3/4 INCH IRON PIPE; THENCE SOUTH 87 DEGREES 49 MINUTES 28 SECONDS EAST 301.94 FEET TO A POINT SAID POINT BEING



SOUTH 87 DEGREES 49 MINUTES 28 SECONDS EAST 2.30 FEET FROM A FOUND
3/4 INCH PIPE AND A FENCE CORNER; THENCE SOUTH 02 DEGREES 37
MINUTES 50 SECONDS WEST 121.93 FEET TO THE POINT OF BEGINNING.

Street Address: 15952 Hwy 23 N Ozark AR 72949

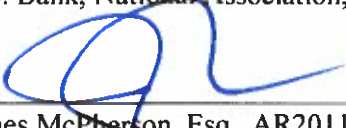
WHEREAS on September 29, 2008 Gerardo Juarez, a married person, executed a Mortgage in favor of Priority Bank. Said Mortgage was recorded on October 1, 2008 in Book 95 at Page 287 in the real property records of Franklin County, Ozark District, Arkansas. The Mortgage was subsequently assigned to U.S. Bank N.A. by virtue of an assignment dated October 7, 2008 and recorded on December 2, 2008 in Book 97 at Page 663 in the real property records of Franklin County, Ozark 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 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.

****THIS SPACE INTENTIONALLY LEFT BLANK****

WITNESS my hand this 10th day of December, 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. 19-025443

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 10th day of December, 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

