

File# 2019-00037613

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-025670

**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 11, 2020 at or about 11:00AM, the subject real property described herein below will be sold inside the 2<sup>nd</sup> Floor Main Entrance of the Washington County Courthouse, 280 N. College, Fayetteville, AR 72701 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 Washington County, Arkansas more particularly described as follows:

**PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY -SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO -WIT: BEGINNING AT THE SOUTHEAST (SE) CORNER OF SAID FORTY-ACRE TRACT AND RUNNING THENCE N 88 DEGREES 02'30" W, 75.43 FEET; THENCE N 02 DEGREES 28'17" E, 176.08 FEET; THENCE RUNNING N 78 DEGREES 49'39" E, 9.80 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET; THENCE ALONG SAID CURVE 10.79 FEET; THENCE S 88 DEGREES 48'07" E, 51.65 FEET; THENCE S 01 DEGREES 19'59" W, 180.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.30 ACRES, MORE OR LESS.**

Street Address: 1615 Wensworth Ave Springdale AR 72762


WHEREAS on August 28, 2015, Adalid Munoz, a married person, executed a Deed of Trust in favor of C. Randall Sims, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Centennial Bank, a corporation. Said Deed of Trust was recorded on September 1, 2015 as instrument number 2015-

00024787 in the real property records of Washington County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated August 29, 2019 and recorded on September 10, 2019 as instrument number 2019-00027237 in the real property records of Washington 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 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 9<sup>th</sup> day of December, 2019

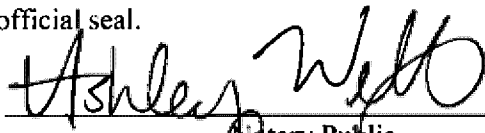
  
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A LAW No. 19-025670

#### ACKNOWLEDGEMENT

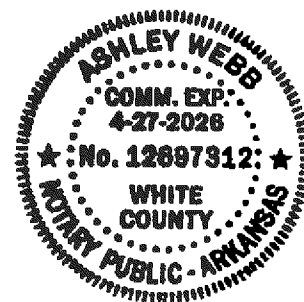
STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 9<sup>th</sup> 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



Washington County, AR  
I certify this instrument was filed on  
12/10/2019 8:49:28 AM  
and recorded in REAL ESTATE

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