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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-025554

**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 24, 2020 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Ouachita County Courthouse, 145 Jefferson, S.W., Camden, AR 71701 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Ouachita County, Arkansas more particularly described as follows:

A PART OF THE NW 1/4 SW 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 16 WEST, OUACHITA COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 SW 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 16 WEST, SAID POINT BEING THE EXISTING 1/2 INCH BOLT AND NUT AT THE FENCE CORNER AND RUN THE NCE NORTH 89 DEGREES 53 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 57.70 FEET TO AN INTERSECTION OF FENCE LINES FOR THE POINT OF BEGINNING. THENCE SOUTH 04 DEGREES 04 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 418.55 FEET ALONG THE NEW FENCE LINE TO A FOUND 1/2 INCH ROD. THENCE SOUTH 80 DEGREES 33 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 26.94 FEET TO A FOUND 1/2 INCH REBAR AND CAP THAT BEARS "DE FRANCE # 1079." THENCE SOUTH 80 DEGREES 33 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 79.94 FEET TO A FOUND RAILROAD SPIKE IN ASPHALT, THENCE SOUTH 38 DEGREES 00 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 202.51 FEET TO A FOUND RAILROAD SPIKE IN

ASPHALT, THENCE NORTH 70 DEGREES 10 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 373.72 FEET TO A FOUND 1/2 INCH REBAR AND CAP THAT BEARS "DE FRANCE 1079," THENCE NORTH 00 DEGREES 11 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 466.24 FEET TO A FOUND 1/2 INCH REGAR AND CAP THAT BEARS "DE FRANCE 1079," THENCE SOUTH 89 DEGREES 55 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 342.30 FEET TO THE POINT OF BEGINNING, AND AS SHOWN ON THE SHANNA REDDIN SURVEY BY DE FRANCE SURVEYING 6-7-00.

Street Address: 346 Ouachita Rd 45 Camden AR 71701

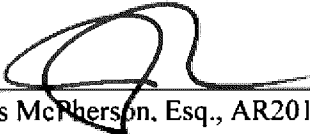
WHEREAS on June 16, 2000 Shanna L. Reddin, unmarried individual, executed a Mortgage in favor of Heartland Community Bank. Said Mortgage was recorded on June 19, 2000 in Book M32 at Page 22 in the real property records of Ouachita County, Arkansas. The Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated June 20, 2000 and recorded on June 26, 2000 in Book M32 at Page 338 in the real property records of Ouachita 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.

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WITNESS my hand this 10th day of December, 2019.
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

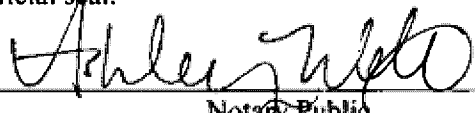

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501-406-0855
A LAW No. 19-025554

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

