

RB 2019-5047

VAN BUREN CO. AR FEE \$165.00

PRESENTED & RECORDED

12/31/2019 11:26:02

DEBBIE GRAY

CIRCUIT CLERK

BY: SANDI ESKRIDGE

DEPUTY CLERK

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-026480

**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 March 4, 2020 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Van Buren County Courthouse, 273 Main Street, Clinton, AR 72031 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 Van Buren County, Arkansas more particularly described as follows:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 13 WEST CONTAINING 2.97 ACRES MORE OR LESS AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 11 NORTH, RANGE 12 WEST CONTAINING 4.00 ACRES MORE OR LESS ALL IN VAN BUREN COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 12 WEST, THENCE NORTH 25 DEGREES 15 MINUTES 15 SECONDS WEST 5,569.60 FEET TO A SET 3/8 INCH IRON PIN AND PLASTIC CAP AT THE POINT OF BEGINNING, THENCE SOUTH 43 DEGREES 31 MINUTES 00 SECONDS WEST 345.72 FEET TO A WOODEN POWER POLE, THENCE NORTH 78 DEGREES 12 MINUTES 49 SECONDS WEST 975.52 FEET TO

A SET 3/8" IRON PIN AND PLASTIC CAP, THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST 170.26 FEET TO A SET 3/8 INCH IRON PIN AND PLASTIC CAP, THENCE SOUTH 89 DEGREES 27 MINUTES 26 SECONDS EAST 1060.77 FEET TO A SET 3/8 INCH IRON PIN AND PLASTIC CAP ON A 258.75 FOOT RADIUS CURVE TO THE RIGHT, THENCE 174.91 FEET ALONG THE SOUTH OR WEST RIGHT OF WAY LINE OF ARKANSAS HIGHWAY NUMBER 330 AND THE ARC OF SAID CURVE WHICH HAS A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 41 MINUTES 10 SECONDS EAST 171.60 FEET TO THE POINT OF BEGINNING.

THIS TRACT HAS A PERIMETER OF 2,727.18 FEET AND CONTAINS 6.97 ACRES MORE OR LESS.

SAVE AND EXCEPT THEREFROM THE ABOVE DESCRIBED PROPERTY A PARCEL OF LAND CONVEYED FROM CHARLES HAISLIP II, A SINGLE PERSON TO TABITHA GARDNER BY DEED DATED 01/17/05 AND RECORDED 01/8/05 IN RECORD VOLUME DOCUMENT NUMBER, PAGE 20050393 OF THE VAN BUREN COUNTY RECORDS.

Street Address: 1546 Hwy 330 S Shirley AR 72153

WHEREAS on May 15, 2008 Charles Haislip, II a single person, executed a Mortgage in favor of U.S. Bank National Association, N.D. Said Mortgage was recorded on June 16, 2008 as instrument number 20086121 in the real property records of Van Buren 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 31st day of December, 2019.
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



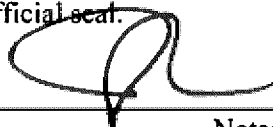
David Tyler Mills, Esq., AR2016041
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Little Rock, AR 72202
501-406-0855
A LAW No. 19-026480

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 31st 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: 10-6-2027

