



CERTIFICATE OF RECORD  
2020R-000176  
MORTGAGES

FILED: 01/16/2020 10:52 AM  
CONWAY COUNTY, AR  
DARLENE MASSINGILL, CIRCUIT CLERK  
BY: SARA JO MILLER D.C.  
PAGES: 3

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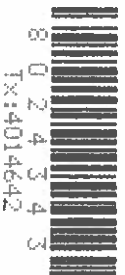
Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-027085

**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 April 6, 2020 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Conway County Courthouse, 115 South Moose St., Morrilton, AR 72110 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 Conway County, Arkansas more particularly described as follows:

PART OF THE SE 1/4 NE 1/4, SECTION 20, TOWNSHIP 8 NORTH, RANGE 14 WEST, CONWAY COUNTY, ARKANSAS, DESCRIBED AS COMMENCING AT A 18" OAK TREE BEING USED AS THE SW CORNER OF SAID SE 1/4 NE 1/4 AND RUN SOUTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, 374.0 FEET TO A FOUND 1" PIPE; THENCE NORTH 11 DEGREES 52 MINUTES 00 SECONDS EAST, 214.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 11 DEGREES 52 MINUTES 00 SECONDS EAST, 607.50 FEET TO A SET 1/2" REBAR; THENCE NORTH 66 DEGREES 40 MINUTES 00 SECONDS WEST, 285.0 FEET TO A FOUND 1" PIPE; THENCE SOUTH 21 DEGREES 33 MINUTES 00 SECONDS WEST, 629.26 FEET TO THE CENTER LINE OF COLE MOUNTAIN ROAD; THENCE ALONG SAID CENTER LINE AS FOLLOWS: SOUTH 61 DEGREES 31 MINUTES 40 SECONDS EAST, 22.53 FEET; THENCE SOUTH 50 DEGREES 33 MINUTES 31 SECONDS EAST, 119.09 FEET; THENCE SOUTH 42 DEGREES 34 MINUTES 37 SECONDS EAST, 69.45 FEET; THENCE SOUTH 41 DEGREES 20 MINUTES 33 SECONDS EAST, 15.0 FEET; THENCE LEAVING SAID CENTER LINE, NORTH 45



DEGREES 25 MINUTES 00 SECONDS EAST, 80.48 FEET; THENCE SOUTH 78 DEGREES 08 MINUTES 00 SECONDS EAST, 145.0 FEET TO THE POINT OF BEGINNING.

Street Address: 181 Cole Mountain Rd, Springfield, AR 72157

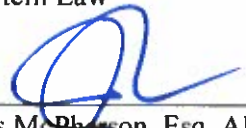
WHEREAS on December 30, 2010 Floyd A. Fort, Jr., an unmarried person, granted a Deed of Trust in favor of James R. Carroll, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for The Carroll Mortgage Group, Inc. Said Deed of Trust was recorded on January 13, 2011 in Book 518 at Page 0121 in the real property records of Conway County, Arkansas. The Deed of Trust was assigned to U.S. Bank National Association by virtue of an assignment dated August 23, 2013 and recorded August 30, 2013 in Book 566 at Page 00348 in the real property records of Conway 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 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 15<sup>th</sup> day of January, 2020.  
Albertelli Law

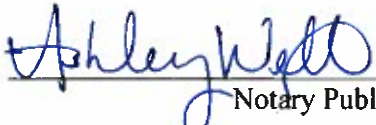
  
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Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-027085

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 15<sup>th</sup> day of January, 2020, 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

