

Clerk's Certification of Record
State of Arkansas - Yell County - Danville District
I, SHARON BARNETT, Circuit Clerk and Ex-Officio
Recorder of the County aforesaid do
hereby certify that this instrument was
filed for the record on

02/05/2020 at 02:41 PM
and the same is now duly recorded in

Book 565 Pages 399 - 400
Witness my hand and the seal of said Court
02/05/2020 at 02:45 PM

SHARON BARNETT

Circuit Clerk and Ex-Officio Recorder

By: *Sammy Court* D.C.

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-027753

**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 April 13, 2020 at or about 1:00PM, the subject real property described herein below will be sold at the E. 5th Street & Main Street Entrance of the Yell County Courthouse, 101 East 5th Street, Danville, AR 72833 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 Yell County, Arkansas more particularly described as follows:

A PART OF THE SW1/4 OF THE SE1/4 OF SECTION 9, T-5-N, R-23-W, IN YELL COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF THE SAID SW1/4 OF THE SE1/4, THENCE S 88 DEGREES 37 MINUTES 55 SECONDS E. ALONG THE SOUTH LINE OF THE SW1/4 OF THE SE1/4, 479.82 FEET TO THE POINT OF BEGINNING. THENCE N 0 DEGREES 44 MINUTES 01 SECONDS E. 209.00 FEET, THENCE S 88 DEGREES 37 MINUTES 58 SECONDS E. 210.00 FEET, THENCE S 0 DEGREES 44 MINUTES 01 SECONDS W. 209.00 FEET, THENCE N 88 DEGREES 37 MINUTES 58 SECONDS, 210.00 FEET TO THE POINT OF BEGINNING.

Street Address: 182 Pine St, Belleville AR 72824

WHEREAS on February 15, 2002 Curtis D. Morse, a single person, executed a Mortgage in favor of Simmons First Bank of Russellville. Said Mortgage was recorded on February 21, 2002 in Book 393 at Page 167 in the real property records of Yell County (Danville), Arkansas. Said Mortgage was re-recorded March 6, 2002 in Book 393 at Page 590 in the real property records of Yell County (Danville), Arkansas.

565

399

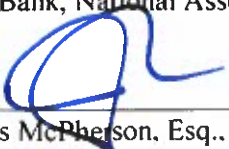
The Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated February 28 2002 and recorded April 4, 2002 in Book 394 at Page 453 in the real property records of Yell County (Danville), Arkansas. The party initiating foreclosure can be contacted at or in care 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.

WITNESS my hand this 4th day of February, 2020.

U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law


James McPherson, Esq., 2011038
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-027753

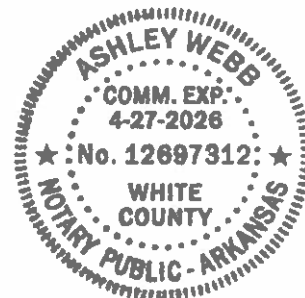
ACKNOWLEDGEMENT

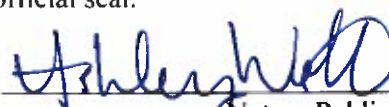
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 4th day of February, 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.

My Commission Expires: 4/27/2026




Notary Public