

2020-00175  
I CERTIFY THIS INSTRUMENT  
WAS FILED FOR RECORD ON:  
01/23/2020 01:10:19 PM  
MARION COUNTY, ARKANSAS  
DAWN MOFFET, CIRCUIT CLERK  
D ZAERR, DC  
PAGES: 3

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-026950

**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 25, 2020 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Marion County Courthouse, 300 East Old Main Street, Yellville, AR 72687 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 Marion County, Arkansas more particularly described as follows:

PART OF THE SE1/4 SW1/4, SECTION 7, TOWNSHIP 19 NORTH, RANGE 15 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 330 FEET OF THE EAST 660 FEET OF THAT PART OF THE SE1/4 SW1/4, SECTION 7, TOWNSHIP 19 NORTH, RANGE 15 WEST, LYING NORTH OF THE PUBLIC ROAD.

LESS AND EXCEPT: A PART OF THE SE1/4 SW1/4 SECTION 7, TOWNSHIP 19 NORTH, RANGE 15 WEST IN MARION COUNTY, ARKANSAS, LYING NORTH OF THE CENTER OF COUNTY ROAD #8060, FORMERLY COUNTY ROAD #229, DESCRIBED PARTICULARLY AS FOLLOWS: FROM A 3/8" REBAR AT THE SAID AND ACCEPTED NE CORNER SE1/4 SW1/4 SEC ON 7, TOWNSHIP 19 NORTH, RANGE 15 WEST GO ALONG THE NORTH LINE OF THE SE1/4 SW1/4 NORTH 89 DEGREES 02 MINUTES 23 SECONDS WEST 328.97 FEET TO THE POINT OF BEGINNING, THEN CONTINUE ALONG THE NORTH LINE OF THE SE1/4 SW1/4 NORTH 89 DEGREES 02 MINUTES 23 SECONDS WEST 50.00 FEET TO A 1/2" REBAR, THEN LEAVE THE NORTH LINE OF THE SE1/4 SW1/4 SEC ON 7,

TOWNSHIP 19 NORTH, RANGE 15 WEST AND GO SOUTH 00 DEGREES 40 MINUTES 47SECONDS WEST 799.55 FEET TO A POINT IN THE CENTER OF COUNTY ROAD #8060 FORMERLY COUNTY ROAD #229, THEN GO NORTH 63 DEGREES 04 MINUTES 58 SECONDS EAST 9.87 FEET ALONG THE CENTER OF COUNTY ROAD #8060, FORMERLY COUNTY ROAD #229, THEN CONTINUE ALONG THE CENTER OF COUNTY ROAD #8060, FORMERLY COUNTY ROAD #229, NORTH 55 DEGREES 02 MINUTES 30 SECONDS EAST 41.60 FEET NORTH 47 DEGREES 45 MINUTES 59 SECONDS EAST 10.15 FEET TO A POINT IN THE CENTER OF COUNTY ROAD #8060, FORMERLY COUNTY ROAD #229, THEN LEAVE THE ROAD AND GO NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST 763.58 FEET TO THE POINT OF BEGINNING, CONTAINING 0.90 ACRE, MORE OR LESS, WITH THE ACREAGE BEING SUBJECT TO 1/2 THE RIGHT OF WAY OF COUNTY ROAD #8060, FORMERLY COUNTY ROAD #229 AND ANY OTHER EASEMENTS OF RECORD PERTAINING TO THE HEREON PLATTED AND DESCRIBED PROPERTY.

Street Address: 421 Marion County 8060, Flippin, AR 72634

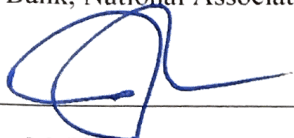
WHEREAS on September 27, 2016 Roy L. Sandstrom Jr. unmarried, executed a Mortgage in favor of U.S. Bank National Association. Said Mortgage was recorded on October 28, 2016 as instrument number 2016-03066 in the real property records of Marion County, Arkansas. The party initiating foreclosure can be 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 22nd day of January, 2020.  
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

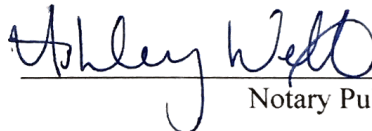
  
James McPherson, Esq., 2011038  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-026950

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 22nd 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:  
04/27/2026

