

L202000762

JOHNSON CO. AR FEE \$20.00

PRESENTED & RECORDED

02/14/2020 15:49:47

MONICA KING

CIRCUIT CLERK

BY: MISTI FORD

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Prepared by:
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SUITE 201
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(501) 406-0855
ALAW File 20-004136

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 20, 2020 at or about 11:00AM, the subject real property described herein below will be sold at the main entrance of the Johnson County Courthouse, 215 West Main Street, Clarksville, AR 72830 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 Johnson County, Arkansas more particularly described as follows:

PART OF LOT "H" IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP TEN (10) NORTH, RANGE TWENTY-THREE (23) WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 300 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT "H" AND RUNNING THENCE NORTH 100 FEET, THENCE WEST 250 FEET, THENCE SOUTH 100 FEET, THENCE EAST 250 FEET TO THE PLACE OF BEGINNING.

Street Address: 610 N Miller Street Clarksville AR 72830


WHEREAS on September 27, 2012, Jane L. Wright, unmarried woman, executed a Deed of Trust in favor of Reynie Rutledge, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First Security Bank. Said Deed of Trust was recorded on October 2, 2012 in Book 2012017 at Page 370 and as instrument number 203654 in the real property records of Johnson County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated June 7,

2019 and recorded on June 12, 2019 in Book 1 2019010 at Page 17 and as instrument number L201902657 in the real property records of Johnson 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 Deed of Trust 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 14th day of February, 2020

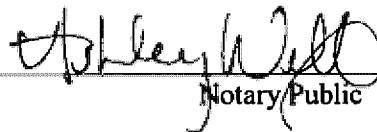

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 Little Rock, AR 72202
 501-406-0855
 A LAW No. 20-004136

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
 COUNTY OF PULASKI §

On this 14th 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.


 Notary Public

My Commission Expires: 4-27-2026

