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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-002985

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 28, 2020 at or about 3:30PM, the subject real property described herein below will be sold at of the Sebastian County Courthouse, 301 East Center Street, Greenwood, AR 72936 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 Sebastian County, Arkansas more particularly described as follows:

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 29 WEST, SEBASTIAN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING P-K NAIL AT THE SOUTHWEST CORNER OF SAID SE/4 OF THE NE/4 IN THE CENTERLINE OF ARKANSAS HIGHWAY 252, THENCE, LEAVING SAID CENTERLINE, S 89°52'07" E, 535.10 FEET ALONG THE SOUTH LINE OF SAID SE/4 OF THE NE/4 TO AN EXISTING IRON PIN THENCE LEAVING SAID SOUTH LINE N 00°04'20" W, 128.67 FEET TO AN EXISTING P-K NAIL IN THE CENTERLINE OF ARKANSAS HIGHWAY 252 AND THE POINT OF BEGINNING, THENCE, LEAVING SAID CENTERLINE, N 00°11'16" E, 471.30 FEET TO A SET IRON PIN THENCE S 89°48'44" E, 91.42 FEET TO A SET IRON PIN: THENCE S 20°27'32" E, 296.33 FEET TO AN EXISTING P-K NAIL IN THE CENTERLINE OF ARKANSAS HIGHWAY 252, THENCE ALONG SAID CENTERLINE THE FOLLOWING 10 COURSES: S 62°19'29" W, 29.95 FEET, S 65°15'50" W, 61.14 FEET, S 67°33'18" W, 73.26 FEET, S 69°07'19" W, 73.36 FEET, S 71°18'21" W, 61.97 FEET, S 73°29'29" W, 60.93 FEET, S 75°17'27" W, 68.01 FEET, S

76°34'00" W, 71.33 FEET, S 77°32'37" W, 88.54 FEET, S 78° 06'28" W 40.37 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO PUBLIC ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD. LESS AND EXCEPT PUBLIC ROADS AND RIGHTS OF WAY.

Street Address: 9304 East Highway 25 Greenwood AR 72936

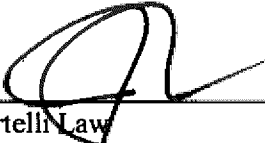
WHEREAS on April 6, 2012, Matthew A. Layne, a single person, executed a Deed of Trust in favor of Craig Hunt, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Simmons First National Bank . Said Deed of Trust was recorded on April 9, 2012 as instrument number 2012G-02843 in the real property records of Sebastian County, Greenwood District, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated January 9, 2015 and recorded on January 20, 2015 as instrument number 2015G-00374 in the real property records of Sebastian County, Greenwood District, 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.

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WITNESS my hand this 14th day of February, 2020


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501-406-0855
A LAW No. 20-002985



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