

RB 2020-0843

VAN BUREN CO. AR FEE \$160.00

PRESENTED & RECORDED

03/05/2020 08:20:20

DEBBIE GRAY

CIRCUIT CLERK

BY: RUTH ALLEN

DEPUTY CLERK

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-004231

**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 May 14, 2020 at or about 12:30PM, the subject real property described herein below will be sold at the Main Entrance of the Van Buren County Courthouse, 273 Main Street, Ste. 2, Clinton, AR 72031 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 Van Buren County, Arkansas more particularly described as follows:

ALL THAT PART OF LOT 13 THAT LIES EAST OF A 60 FOOT WIDE ROAD THAT HAS BEEN CONSTRUCTED IN A NORTH AND SOUTH DIRECTION THROUGH SAID LOT 13 AND LOTS 14 AND 15 ALL IN PINEY WOODS ESTATES SUBDIVISION, VAN BUREN COUNTY, ARKANSAS.

Street Address: 126 Woodgrace Rd, Higden, AR 72067

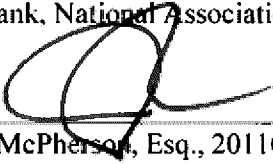
WHEREAS on March 9, 2006 Charles C. England aka Charles England and Charlene England, husband and wife, executed a Mortgage dated February 9, 2006 in favor of U.S. Bank, National Association N.D. Said Mortgage was recorded on April 3, 2006 as instrument number 20063544 in the real property records of Van Buren 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.

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

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

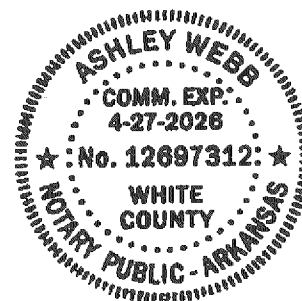

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1 Information Way
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Little Rock, AR 72202
501-406-0855
A LAW No. 20-004231

ACKNOWLEDGEMENT

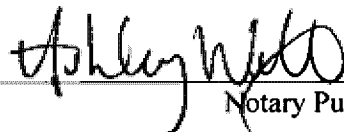
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 4th day of March, 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