



CERTIFICATE OF RECORD

2020R-000580

MORTGAGES

FILED: 02/27/2020 10:59 AM

CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

BY: SARA JO MILLER D.C.

PAGES: 3

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-005121

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

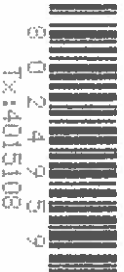
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL
BE USED FOR SUCH PURPOSE

NOTICE IS HEREBY GIVEN that on May 4, 2020 at or about 12:00PM, the subject real property described herein below will be sold at the main entrance of the Conway County Courthouse, 115 South Moose St., Morrilton, AR 72110 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 Conway County, Arkansas more particularly described as follows:

TRACT #1:

BEING A PART OF THE NW 1/4 OF THE NW1/4 OF SECTION 32, T6N, R 17W, 5TH P.M., CONWAY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SW CORNER OF THE NW1/4 NW1/4; THENCE SOUTH 258.00 FEET ALONG THE WEST LINE OF SECTION 32; THE EAST 496.69 FEET TO THE EAST R/W LINE OF HWY 154; THENCE N 00 DEGREES 40 MINUTES 32 SECONDS W 418.26 FEET ALONG THE EAST R/W LINE OF HWY. 154; THENCE N 09 DEGREES 99 MINUTES 37 SECONDS W 149.61 FEET ALONG THE EAST R/W LINE OF 154 TO A SET 5/8" REBAR BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EASTERLY R/W LINE OF HWY. 154 THE FOLLOWING BEARINGS AND DISTANCES: N 09 DEGREES 19 MINUTES 37 SECONDS W 95.49 FEET; N 02 DEGREES 23 MINUTES 46 SECONDS W 210.37 FEET; N 02 DEGREES 48 MINUTES 11 SECONDS W 115.56 FEET; N 04 DEGREES 46 MINUTES 13 SECONDS W 74.30 FEET; N 18 DEGREES 33 MINUTES 15 SECONDS E 54.83 FEET N 49 DEGREES 20 MINUTES 38 SECONDS E 63.47 FEET;



THENCE SOUTHERLY ALONG THE WESTERLY R/W LINE OF HWY. 154 THE FOLLOWING BEARINGS AND DISTANCES: S 69 DEGREES 47 MINUTES 02 SECONDS E 120.12 FEET; S 51 DEGREES 42 MINUTES 44 SECONDS E 221.78 FEET; S 34 DEGREES 00 MINUTES 30 SECONDS E 88.82 FEET; S 28 DEGREES 07 MINUTES 08 SECONDS E. 154.32 FEET; S20 DEGREES 17 MINUTES 58 SECONDS E 198.00 FEET TO A SET 5/8" REBAR; THENCE LEAVING THE WESTERLY R/W LINE OF HWY. 154, S 88 DEGREES 33 MINUTES 04 SECONDS W 507.56 FEET TO THE POINT OF BEGINNING.

TRACT #2:

BEING A PART OF THE NW 1/4 OF SECTION 32, T6N, R17W, 5TH P.M., CONWAY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW 1/4 NW1/4; THENCE SOUTH 258.00 FEET ALONG THE WEST LINE OF SECTION 32; THENCE EAST 496.69 FEET TO THE EAST R/W LINE OF HWY. 154, BEING THE POINT OF BEGINNING; THENCE N 00 DEGREES 40 MINUTES 32 SECONDS W 418.26 FEET ALONG THE EAST R/W LINE OF HWY, 154; THENCE N 09 DEGREES 19 MINUTES 37 SECONDS W 149.61 FEET ALONG THE EAST R/W LINE OF 154 TO A SET 5/8" REBAR; THENCE LEAVING THE EAST R/W LINE OF 154, N 88 DEGREES 33 MINUTES 00 SECONDS E 507.56 FEET A SET 5/8" ISOBAR ON THE WEST WW LINE OF 154; THENCE SOUTHERLY ALONG THE WESTERLY R/W LINE OF HWY. 154 THE FOLLOWING BEARINGS AND DISTANCES: S 20 DEGREES 17 MINUTES 57 SECONDS E 98.99 FEET; S 23 DEGREES 29 MINUTES 52 SECONDS E. 103.46 FEET; S 46 DEGREES 08 MINUTES 26 SECONDS E 126.62 FEET; S 55 DEGREES 19 MINUTES 47 SECONDS E 183.05 FEET; S 45 DEGREES 07 MINUTES 28 SECONDS E 148.34 FEET; S 23 DEGREES 56 MINUTES 16 SECONDS E 109.18 FEET TO A FOUND 5/8" REBAR, THENCE LEAVING THE WESTERLY R/W LINE OF HWY, 154 N 89 DEGREES 27 MINUTES 44 SECONDS W 945.13 FEET TO THE POINT OF BEGINNING.

Street Address: 2350 Petit Jean Mountain Road Morrilton AR 72110

WHEREAS on December 20, 2011, Brandy Andrews, a single woman, executed a Deed of Trust in favor of Dyke, Henry, Goldsholl and Winzerling, PLC, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. Said Deed of Trust was recorded on December 21, 2011 in Book 534 at Page 583 in the real property records of Conway County, Arkansas. The Deed of Trust was subsequently assigned to U.S Bank National Association by virtue of an assignment dated March 13, 2014 and recorded on March 20, 2014 in Book 574 at Page 373 in the real property records of Conway 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 26th day of February, 2020



Albertelli Law
James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 20-005121

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 26th 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

