

Doc Num 2020001998

**\$190.00**

02/26/2020 12:41:25

Filed & Recorded in the Official Records of  
SHARON BLOUNT BAKER, CIRCUIT CLERK  
BY: JENNIFER RIGGS

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Prepared by  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 20-004276

**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 1:00PM, the subject real property described herein below will be sold inside the Main Street Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 Crawford County, Arkansas more particularly described as follows:

**LOT 25, PEACEFUL VALLEY PHASE II, AN ADDITION TO THE CITY OF VAN  
BUREN, ARKANSAS.**

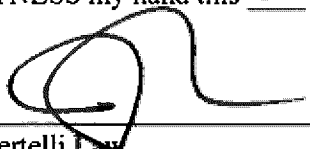
Street Address: 3810 Jacob Ct Van Buren AR 72956

WHEREAS on May 25, 1999, Jimmy L. Cain and Sue A. Cain, husband and wife, tenants by the entirety, executed a Deed of Trust in favor of NW AR Regional Industrial Development Corp. Said Deed of Trust was recorded on May 27, 1999 in record Book 99 at Page 019674 in the real property records of Crawford County, Arkansas. The Deed of Trust was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated May 25, 1999 and recorded on May 27, 1999 in record Book 99 at Page 019684 in the real property records of Crawford County, Arkansas. The assignment was re-recorded on July 16, 2002 in record Book 2005 at Page 31019 in the real property records of Crawford 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 26<sup>th</sup> day of February, 2020

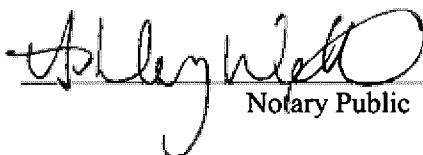
  
Albertelli Law  
James McPherson, Esq., AR2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 20-004276

ACKNOWLEDGEMENT

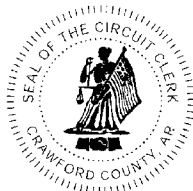
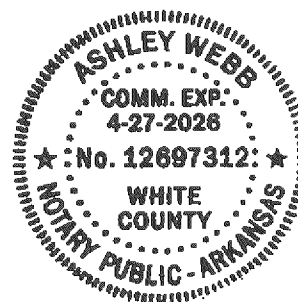
STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 26<sup>th</sup> 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: 4-27-2020



CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF CRAWFORD  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
Doc Num 2020001998  
02/26/2020 12:41:25 PM  
SHARON BLOUNT BAKER  
CRAWFORD COUNTY CIRCUIT CLERK  
BY: JENNIFER RIGGS