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PERRY COUNTY, AR.

BY R. Jones DEPUTY

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 20-004214

**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 11, 2020 at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Perry County Courthouse, 310 West Main Street, Perryville, AR 72126 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Perry County, Arkansas more particularly described as follows:

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN PERRY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM A STONE MOUND FOUND FOR THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 22, SAID POINT BEING THE POINT OF BEGINNING, THENCE RUNNING SOUTH 00 DEGREES 24 MINUTES 42 SECONDS EAST 110.30 FEET, THENCE SOUTH 80 DEGREES 23 MINUTES 36 SECONDS WEST 313.34 FEET, THENCE NORTH 00 DEGREES 24 MINUTES 42 SECONDS WEST 171.36 FEET, THENCE SOUTH 88 DEGREES 22 MINUTES 34 SECONDS EAST 309.51 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.00 ACRE, MORE OR LESS, SUBJECT TO ANY PRE-EXISTING RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, THAT MIGHT BE LOCATED THEREON.

AND ALSO

A PART OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 18 WEST, IN PERRY COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 88 DEGREES 07 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 446.40 FEET; THENCE NORTH 01 DEGREE 32 MINUTES 00 SECONDS EAST, A DISTANCE OF 1031.01 FEET TO THE SOUTH RIGHT-OF-WAY OF HIGHWAY 60; THENCE NORTH 80 DEGREES 22 MINUTES 57 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY A DISTANCE OF 429.29 FEET TO THE EAST LINE OF NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00 DEGREES 14 MINUTES 25 SECONDS WEST ALONG EAST LINE, A DISTANCE OF 117.04 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.71 ACRES, MORE OR LESS.

SAVE AND EXCEPT THEREFROM THAT ABOVE DESCRIBED PROPERTY A PARCEL OF LAND CONVEYED FROM MERRY ACKLEY AND DALE ACKLEY, WIFE AND HUSBAND TO JOHN A. ROLAND AND CAROL BETH ROWLAND, HUSBAND AND WIFE BY DEED DATED 03/15/08 AND RECORDED 03/15/08 IN RECORD VOLUME 033496, PAGE OF THE PERRY COUNTY RECORDS.

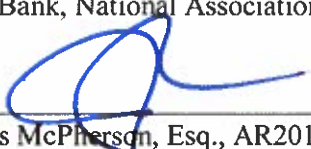
Street Address: 3648 Highway 60 W Perryville AR 72126

WHEREAS on June 12, 2008 Dale D. Ackley and Merry Ackley a/k/a Merry E. Ackley, husband & wife, executed a Mortgage in favor of U.S. Bank National Association N.D. Said Mortgage was recorded on August 14, 2008 instrument number 034058 in the real property records of Perry County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank, National Association successor by merger to U.S. Bank National Association, N.D. 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 10<sup>th</sup> day of March, 2020.  
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

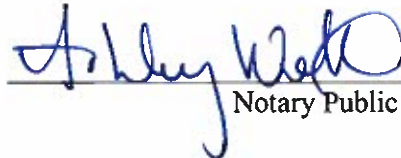
  
James McPherson, Esq., AR2011038  
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Little Rock, AR 72202  
501-406-0855  
A LAW No. 20-004214

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 10<sup>th</sup> 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.

  
Notary Public

My Commission Expires: 4-27-2026

