



Clerk's Certification of Record
State of Arkansas - Yell County - Dardanelle District
I, SHARON BARNETT, Circuit Clerk and Ex-Officio
Recorder of the County aforesaid do
hereby certify that this instrument was
filed for the record on
03/12/2020 at 10:08 AM
and the same is now duly recorded in
Book 592 Pages 471 - 472
Witness my hand and the seal of said Court
03/12/2020 at 10:14 AM
SHARON BARNETT
Circuit Clerk and Ex-Officio Recorder
By J. Meimerston D.C.

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-005617

**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 2:00PM, the subject real property described herein below will be sold at the Main Entrance of the Yell County Courthouse, 108 Union Street, Dardanelle, AR 72834 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 Yell County, Arkansas more particularly described as follows:

THE NORTH 94 FEET LOTS 9 AND 10, AND THE NORTH 94 FEET OF THE WEST
22 FEET OF LOT 11, BLOCK 55, TOWN OF DARDANELLE, YELL COUNTY,
ARKANSAS.

Street Address: 515 S 4th St Dardanelle AR 72834

WHEREAS on November 17, 2015 Eugene H. Acuff and Sharon Acuff, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Security Bank. Said Mortgage was recorded on November 20, 2015 in Book 553 at Page 79 in the real property records of Yell County, Dardanelle District, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated November 29, 2019 and recorded on December 9, 2019 in Book 590 at Page 289 in the real property records of Yell County, Dardanelle 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

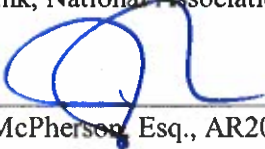
592

471

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 10th day of March, 2020.
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

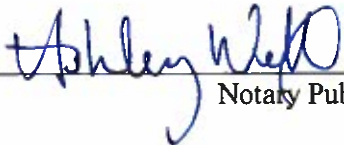

James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 20-005617

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 10th 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

