

L202018001

CERTIFICATE OF RECORD

FAULKNER CO. AR FEE \$210.00

RECORDED: 10/05/2020 11:10:25 AM

CRYSTAL TAYLOR

CIRCUIT CLERK

BY: DIANA VARNER, D.C.

DEPUTY CLERK

NON JUDICIAL

FORECLOSURE NOTICE

3 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-006460

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 December 7, 2020 at or about 10:00AM, the subject real property described herein below will be sold at the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 Faulkner County, Arkansas more particularly described as follows:

TRACT 1

LOT 56, BLOCK 5, ROBERTS AND FLANAGAN SUBDIVISION AS SHOWN ON
PLAT OF RECORD IN PLAT BOOK A., PAGES 172- 173, RECORDS OF FAULKNER
COUNTY, ARKANSAS.

TRACT 2

PART OF LOT 57, BLOCK 5, ROBERTS AND FLANAGAN SUBDIVISION
DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 57
EAST 62.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 5.0 FEET;
THENCE EAST 43.0 FEET; THENCE SOUTH 5.0 FEET; THENCE WEST 43.0 FEET
TO THE POINT OF BEGINING.

Street Address: 95 Paradise Rd, Mayflower, AR 72106

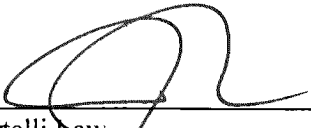
WHEREAS on May 29, 2002, Jeff K. Toombs, of lawful age and unmarried, executed a Deed of Trust in favor of J. Mark Ferguson, as trustee for First Community Bank. Said Deed of Trust was recorded on May 30, 2002 as instrument number 2002-11134 in the real property records of Faulkner County, Arkansas. The Deed of Trust was subsequently assigned to First Security Bank by virtue of an assignment dated May 29, 2002 and recorded on June 4, 2002 as instrument number 2002-11548 in the real property records of Faulkner County, Arkansas. The Assignment was re-recorded in order to correct document number on June 17, 2020 as instrument number 2002-12423 in the real property records of Faulkner County, Arkansas. The Deed of Trust was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated May 29, 2002 and recorded on July 12, 2002 as instrument number 2002-14052 in the real property records of Faulkner 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.

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WITNESS my hand this 1st day of October, 2020


Albertelli Law
James McPherson, Esq., 2011038
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 20-006460

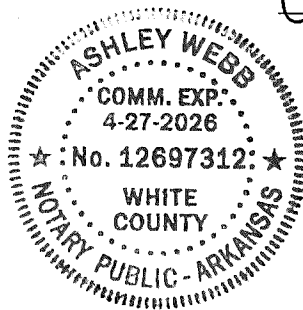
ACKNOWLEDGEMENT

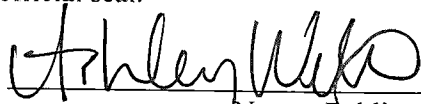
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 1st day of October, 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