

CERTIFICATE OF RECORD
DOCUMENT NUMBER: 2021-02427
FILED: 03/23/2021 08:55 AM
POPE COUNTY, ARKANSAS
RACHEL L. OERTLING
CHEY REEL, D.C.
PAGES: 2
FEE: \$ 190.00

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-012935

REVISEDMORTGAGEE'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**

***to correct miscellaneous book number.*

NOTICE IS HEREBY GIVEN that on June 7, 2021 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Pope County Courthouse, 100 W. Main, Russellville, AR 72801 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 Pope County, Arkansas more particularly described as follows:

ONE LOT, 100 FEET BY 140 FEET IN THE SOUTH HALF (S1/2) OF BLOCK 5, IN THE ORIGINAL TOWN OF ATKINS, ARKANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100 FEET EAST OF THE SW CORNER OF BLOCK 5 AND RUNNING NORTH 140 FEET; THENCE EAST 100 FEET; THENCE SOUTH 140 FEET, THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

Street Address: 405 Ne 3rd St, Atkins, AR 72823

WHEREAS on August 31, 2007 Jennifer R. Cates and David F. Cates, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Liberty Bank of Arkansas. Said Mortgage was recorded on September 5, 2007 in Misc Book 2007-60 at Page 230 in the real property records of Pope County, Arkansas. The Mortgage was re-recorded on September 27, 2007 in Misc Book 2007-64, at Page 654 in the real property records of Pope County, Arkansas. The Mortgage was

subsequently assigned to U.S. Bank National Association by virtue of an assignment dated April 23, 2015 and recorded on April 30, 2015 in Misc Book 2015-19 at Page 00412 as record number 2015-19-00412 in the real property records of Pope 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 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, specifically the installment due 10/01/2019, and each subsequent payment to date are now 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 22nd day of March, 2021.

U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038

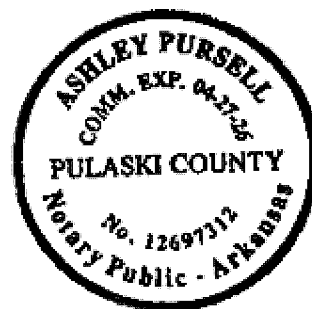
1 Information Way

Suite 201

Little Rock, AR 72202

501-406-0855

A LAW No. 20-012935



ACKNOWLEDGEMENT

STATE OF ARKANSAS

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COUNTY OF PULASKI

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On this 22nd day March, 2021, 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:

04/27/2026


Notary Public