

2021-011659

I certify this instrument
was filed on:

05/06/2021 02:44:22 PM

**Myka Bono Sample
Saline County Circuit Clerk**

Pages: 2
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Prepared by:
ALBERTELLI LAW
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(501) 406-0855
ALAW File 20-011432

**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 July 12, 2021 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 63 FEET SOUTH OF THE NORTHEAST CORNER OF SW1/4 SW1/4, WHICH POINT IS ON THE SOUTH LINE OF BLACKTOP ROAD; THENCE RUN SOUTH ON EAST LINE OF SW1/4 SW1/4, 287 FEET; THENCE NORTH 63 DEGREES 42 MINUTES WEST 217 FEET TO THE SOUTH LINE OF BLACKTOP ROAD; THENCE IN A NORTHEASTERLY DIRECTION ALONG SOUTH LINE OF ROAD 273 FEET TO THE POINT OF BEGINNING.

Street Address: 1802 Bennett Benton AR 72015

WHEREAS on August 8, 2007 Casey Hill, an unmarried man, executed a Mortgage in favor of Regions Bank d/b/a Regions Mortgage. Said Mortgage was recorded on August 17, 2007 in Doc Book 07 at Page 91173 in the real property records of Saline County, Arkansas. The Mortgage was subsequently assigned to U. S. Bank, N.A. by virtue of an assignment dated August 29, 2007 and recorded on November 14, 2007 in Doc Book 07 at Page 121472 in the real property records of Saline 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

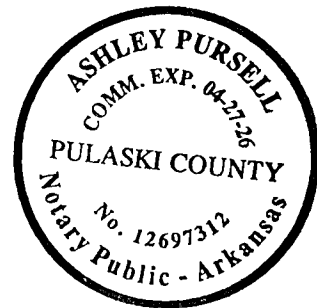
WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due April 1, 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 6th day of May, 2021.

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



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Little Rock, AR 72202
501-406-0855
A LAW No. 20-011432




ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 6th day of May, 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.



Notary Public

My Commission Expires: 4-27-2026