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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 20-012074

**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 13, 2021 at or about 1:30PM, the subject real property described herein below will be sold at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 Crawford County, Arkansas more particularly described as follows:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 31 WEST, CRAWFORD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID FORTY, 554.78 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EXISTING COUNTY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 47 DEGREES 27 MINUTES 28 SECONDS WEST, 111.12 FEET; SOUTH 60 DEGREES 05 MINUTES 00 SECONDS WEST, 75.96 FEET; SOUTH 87 DEGREES 19 MINUTES 24 SECONDS WEST, 37.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 21 MINUTES 36 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 190.00 FEET; THENCE NORTH 08 DEGREES 44 MINUTES 21 SECONDS EAST, 210.00 FEET; THENCE SOUTH 85 DEGREES 31 MINUTES 45 SECONDS EAST, 210.00 FEET; THENCE SOUTH 14 DEGREES 51 MINUTES 23 SECONDS WEST, 200.00 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY BY SATTERFIELD LAND

SURVEYORS, DATED NOVEMBER 22, 1988. EXCEPT PUBLIC ROADS, RIGHTS-  
OF-WAY AND ANY EASEMENTS OF RECORD.

Street Address: 4719 Old Hobbtown Way, Rudy, AR 72952

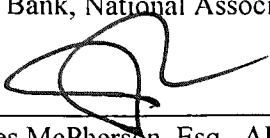
WHEREAS on February 11, 2016 Karen Bushnaq, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Armstrong Bank. Said Mortgage was recorded on February 16, 2016 as instrument number 2016001427 in the real property records of Crawford County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated December 20, 2018 and recorded on January 2, 2019 as instrument number 2019000020 in the real property records of Crawford 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 10/01/2018, 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.

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WITNESS my hand this 6<sup>th</sup> day of May, 2021.  
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



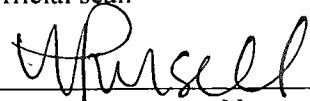
James McPherson, Esq., AR2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 20-012074

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 6<sup>th</sup> 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



CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF CRAWFORD  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
**Doc Num 2021004942**  
**05/06/2021 03:19:51 PM**  
SHARON BLOUNT BAKER  
CRAWFORD COUNTY CIRCUIT CLERK  
BY: KELLY JENNINGS