

Doc Num 2021008845

**\$165.00**

08/12/2021 10:37:10

Filed & Recorded in the Official Records of  
SHARON BLOUNT BAKER, CIRCUIT CLERK  
BY: KELLY JENNINGS

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 21-004761

**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 October 12, 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 NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 11 NORTH, RANGE 31 WEST, MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER;  
THENCE SOUTH 89 DEGREES 58 MINUTES 20 SECONDS EAST, ALONG THE  
SOUTH LINE OF SAID QUARTER, 23.0 FEET TO THE CENTERLINE OF AN  
EXISTING COUNTY ROAD; THENCE ALONG SAID CENTERLINE, NORTH 00  
DEGREES 59 MINUTES 50 SECONDS EAST 1341.7 FEET TO THE POINT OF  
BEGINNING; THENCE CONTINUE ALONG SAID CENTERLINE, NORTH 00  
DEGREES 59 MINUTES 50 SECONDS EAST 305.24 FEET; NORTH 00 DEGREES 09  
MINUTES 20 SECONDS WEST 369.85 FEET; THENCE SOUTH 89 DEGREES 58  
MINUTES 27 SECONDS EAST 2578.74 FEET TO THE EAST LINE OF SAID

NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG SAID EAST LINE, 675.05 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST 2586.8 FEET TO THE POINT OF BEGINNING, THE SAME BEING TRACT 2 ACCORDING TO SURVEY BY CLOVIS SATTERFIELD DATED APRIL 10, 1985.

Street Address: 10806 Lancaster Rd., Rudy, AR 72952

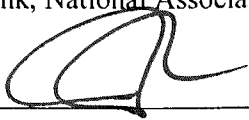
WHEREAS on February 23, 2005 William L. Shelley and Barbara Shelley, husband and wife, executed a Mortgage in favor of U.S. Bank National Association ND. Said Mortgage was recorded on March 3, 2005 as instrument number 2005002462 in the real property records of Crawford County, Arkansas. The party initiating 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 March 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.

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WITNESS my hand this 11<sup>th</sup> day of August, 2021.  
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



James McPherson, Esq., 2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 21-004761

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 11<sup>th</sup> day of August, 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.

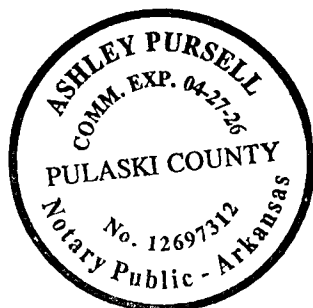
IN WITNESS WHEREOF, I hereunto set my hand and official seal



Notary Public

My Commission Expires:

4-27-26



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 2021008845**  
**08/12/2021 10:37:10 AM**  
SHARON BLOUNT BAKER  
CRAWFORD COUNTY CIRCUIT CLERK  
BY: KELLY JENNINGS