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Tx:4013936

2021-06237

CRITTENDEN COUNTY, ARKANSAS

FILED FOR RECORD

11/01/2021 12:22 PM

TERRY HAWKINS, CIRCUIT CLERK

BY: TRACEY PATTERSON

PAGE #: 2

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-006874

**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 January 03, 2022, at or about 10:00 AM, the subject real property described herein below will be sold at the Main Entrance of the Crittenden County Courthouse, 100 Court Street, Marion, AR 72364 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 Crittenden County, Arkansas more particularly described as follows:

LOT 7, BLOCK 4 OF THE WESTWOOD ACRES SUBDIVISION, EIGHTH
ADDITION TO THE CITY OF WEST MEMPHIS, ARKANSAS, AS SHOWN ON
PLAT OF RECORD IN PLAT BOOK 2, AT PAGE 554, CRITTENDEN COUNTY,
ARKANSAS.

Street Address: 502 Cornell Ave West Memphis AR 72301


WHEREAS on June 25, 2004, Rochelle Coleman, a married woman, and Edward Coleman, executed a Deed of Trust in favor of Wilson and Associates PA, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. Said Deed of Trust was recorded on June 30, 2004, in Book 1152 at Page 074 in the real property records of Crittenden County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank, N.A. by virtue of an assignment dated September 27, 2019, and recorded on October 7, 2019, as instrument number 2019-04576 in the real property records of

Crittenden 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, specifically the installment due August 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 27th day of October, 2021


Albertelli Law
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Little Rock, AR 72202
501-406-0855
A LAW No. 21-006874

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 27th day of October, 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: 7/25/2024

11/01/2021 12:22 PM
ALBERTELLI LAW

TRANSACTION # 4013936
DOCUMENT # 2021-06237

NOTICE OF FO

RECORDING: 175.00
TOTAL: 175.00
CHECK: 175.00 ALBERTELLI LAW 2687

THANK YOU

TERRY HAWKINS
CIRCUIT CLERK AND RECORDER
CRITTENDEN COUNTY, ARKANSAS