



L202202042

RECORDED: 02-09-2022 12:50:46 PM

Tami King, Circuit Clerk

BK: MISC 2022

WHITE CO, AR FEE \$180.00

PG: 1325-1327

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-000794

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 April 21, 2022, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the White County Courthouse, 300 N. Spruce, Searcy, AR 72143 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 White County, Arkansas more particularly described as follows:

A PART OF THE WEST 50 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TEN, TOWNSHIP FIVE NORTH, RANGE EIGHT WEST OF THE 5TH PRINCIPAL MERIDIAN, WHITE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, T5N, R8W, THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS EAST ALONG THE SECTION LINE A DISTANCE OF 420.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 36 SECONDS EAST A DISTANCE OF 1220.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 27 MINUTES 36 SECONDS EAST A DISTANCE OF 323.74 FEET TO A POINT; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS EAST A DISTANCE OF 405.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 27 MINUTES 34 SECONDS WEST A DISTANCE OF 323.74 FEET TO A POINT; THENCE NORTH 89 DEGREES 28

MINUTES 34 SECONDS WEST A DISTANCE OF 405.00 FEET, RETURNING TO THE POINT OF BEGINNING. SUBJECT TO A 25 FOOT WIDE STRIP ALONG THE WEST SIDE FOR ROAD AND UTILITY EASEMENT. DESCRIPTION OF ROAD AND UTILITY EASEMENT TO PROPERTY: COMMENCE AT THE SOUTHWEST COMER OF SECTION 10, T5N, R8W, THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS EAST ALONG THE SECTION LINE A DISTANCE OF 420.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 36 SECONDS EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 27 MINUTES 36 SECONDS EAST A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 28 MINUTES 34 SECONDS WEST A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 36 SECONDS EAST A DISTANCE OF 1333.81 FEET TO A POINT; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS EAST A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 323.74 FEET TO A POINT; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS EAST A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 960.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 28 MINUTES 34 SECONDS EAST A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 240.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 28 MINUTES 34 SECONDS WEST A DISTANCE OF 50.00 FEET RETURNING TO THE POINT OF BEGINNING.

ALONG WITH A 1994 CHAMPION, 28 X 70, CONCORD CLASSIC MODEL, MANUFACTURED HOME, WITH SERIAL NUMBER 21-94-713-6748A & B AFFIXED THERETO.

Street Address: 106 Pierce Dr., Beebe, AR 72012

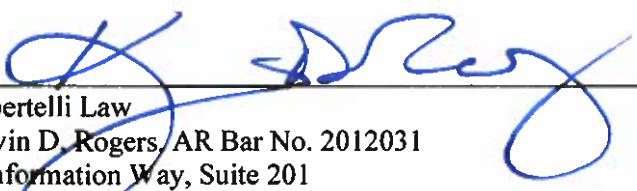
WHEREAS on May 6, 2010, Sherry Ann Johnson, deceased, an unmarried person, executed a Deed of Trust in favor of Dyke, Henry, Goldsholl & Winzerling, PLC as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for U.S Bank N.A. Said Deed of Trust having been recorded on May 18, 2010, in Book 2010 at Page 12262 in the real property records of White County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated January 19, 2021, and recorded on February 1, 2021, in Book 2021 at Page 1061 in the real property records of White 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 November 1,

2020, and each subsequent payments 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 8 day of Feb, 2022


Albertelli Law
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Little Rock, AR 72202
501-406-0855
A LAW No. 22-000794

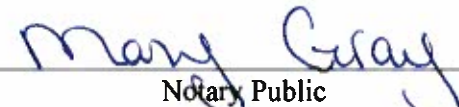
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 8th day of February, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, 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