

**RB 2022-1883**

**VAN BUREN CO. AR FEE \$165.00**

PRESENTED & RECORDED

**04/07/2022 13:39:48**

DEBBIE GRAY

CIRCUIT CLERK

BY: SANDI ESKRIDGE

DEPUTY CLERK

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-002958

**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 June 29, 2022, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Van Buren County Courthouse, 273 Main Street, Clinton, AR 72031 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 Van Buren County, Arkansas more particularly described as follows:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 13 WEST CONTAINING 2.97 ACRES MORE OR LESS AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 11 NORTH, RANGE 12 WEST CONTAINING 4.00 ACRES MORE OR LESS ALL IN VAN BUREN COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 12 WEST, THENCE NORTH 25° 15' 15" WEST 5,569.60 FEET TO A 3/8 INCH IRON PIN AND PLASTIC CAP AT THE POINT OF BEGINNING, THENCE SOUTH 43° 31' 00" WEST 345.72 FEET TO A WOODEN POWER PILE, THENCE NORTH 78° 12' 49"

SECONDS WEST 975.52 FEET TO A SET 3/8 INCH IRON PIN AND PLASTIC CAP. THENCE NORTH 00 DEGREES 09 MINUTES 27 SECONDS WEST 170.26 FEET TO A SET 3/8 INCH IRON PIN AND PLASTIC CAP, THENCE SOUTH 89 DEGREES 27 MINUTES 26 SECONDS EAST 1060.77 FEET TO A SET 3/8 INCH IRON PIN AND PLASTIC CAP ON A 258.75 FOOT RADIUS CURVE TO THE RIGHT, THENCE 174.91 FEET ALONG THE SOUTH OR WEST RIGHT OF WAY LINE OF ARKANSAS HIGHWAY NUMBER 330 AND THE ARC OF SAID CURVE WHICH HAS A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 41 MINUTES 10 SECONDS EAST 171.60 FEET TO THE POINT OF BEGINNING.

THIS TRACT HAS A PERIMETER OF 2.727.18 FEET AND CONTAINS 6.97 ACRES MORE OR LESS.

SAVE AND EXCEPT THEREFROM THE ABOVE DESCRIBED PROPERTY A PARCEL OF LAND CONVEYED FROM CHARLES HAISLIP II, A SINGLE PERSON TO TABITHA GARDNER BY DEED DATED 01/17/05 AND RECORDED 01/8/05 IN RECORD VOLUME DOUMENT NUMBER, PAGE 20050393 OF THE VAN BURAN COUNTY RECORDS.

Street Address: 1546 Hwy 330 S, Shirley, AR 72153

WHEREAS on May 15, 2008, Charles Haislip II, single, executed a Mortgage in favor of U.S. Bank National Association N.D. Said Mortgage was recorded on June 16, 2008, as instrument number 20086121 in the real property records of Van Buren 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

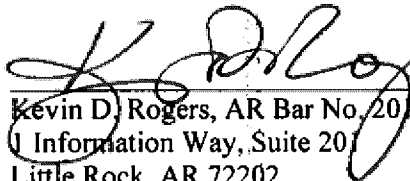
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 14, 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.

**\*\*THIS SPACE IS INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 7 day of April, 2022.

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

  
Kevin D. Rogers, AR Bar No. 2012031  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-002958

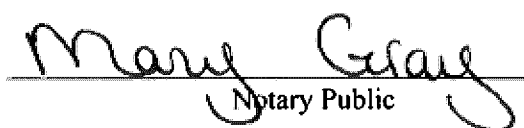
ACKNOWLEDGEMENT



STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 7 day of April, 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