



CERTIFICATE OF RECORD
Faulkner County, AR Fee \$180.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202206262 3 Pages
04/05/2022 03:10:14 PM
Crystal Taylor
Faulkner County Circuit Clerk
BY: DVARNER D.C.
NON JUDICIAL FORECLOSURE NOTICE

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-003340

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 18, 2022, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 Faulkner County, Arkansas more particularly described as follows:

PART OF THE NORTH 1/2 NW 1/4 NW 1/4, SECTION 9, AND ALSO A PART OF THE SW 1/4 SW 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SW 1/4 SW 1/4, THENCE RUN NORTH 0 DEGREES 40 MINUTES 35 SECONDS EAST 447.54 FEET (DEEDED NORTH 450.0 FEET); THENCE EAST 310.94 FEET; THENCE SOUTH 0 DEGREES 40 MINUTES 35 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID SW 1/4 SW 1/4, 487.54 FEET; THENCE SOUTH 53 DEGREES 09 MINUTES 15 SECONDS WEST 153.35 FEET; THENCE WEST 191.28 FEET TO THE WEST LINE OF THE NORTH 1/2 NW 1/4 NW 1/4; THENCE ALONG SAID WEST LINE NORTH 1 DEGREE 32 MINUTES 00 SECONDS EAST 132.0 FEET TO THE POINT OF CONTAINING 4.0 ACRES, MORE OR LESS.

ALSO, A 30 -FOOT ROAD EASEMENT DESCRIBED AS BEING A STRIP OF LAND LYING 15 FEET EITHER SIDE OF A LINE DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SW1/4 SW1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 13 WEST; THENCE SOUTH 1 DEGREE 32 MINUTES 00 SECONDS WEST 132.00 FEET; THENCE EAST 191.28 FEET; THENCE NORTH 53 DEGREES 09 MINUTES 15 SECONDS EAST 115.31 FEET TO THE POINT OF ORIGATION OF SAID EASEMENT; THENCE TO A POINT SOUTH 35 DEGREES 36 MINUTES 45 SECONDS EAST 60.26 FEET; THENCE TO A POINT SOUTH 15 DEGREES 26 MINUTES 15 SECONDS EAST 280.70 FEET; THENCE TO A POINT EAST 703.92 FEET TO THE TERMINATION POINT OF SAID EASEMENT, SAID POINT BEING ON THE WEST RIGHT OF WAY OF STATE HIGHWAY #65.

Street Address: 19 Turtle Pond Ln N, Greenbrier. AR 72058

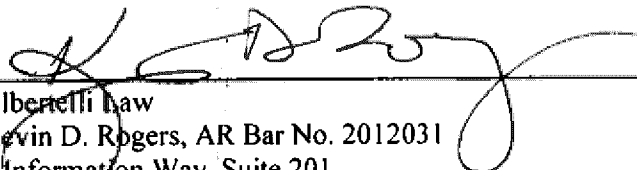
WHEREAS on July 20, 2010, Raul Salas and Phillys A. Salas, Husband and Wife, executed a Deed of Trust to Layton Stuart as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for One Bank and Trust, N.A., an Arkansas Corporation. Said Deed of Trust having been recorded on July 23, 2010, as instrument number 2010-13249 in the real property records of Faulkner County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated March 27, 2013, and recorded on April 22, 2013, as document number 2013-7174 in the real property records of Faulkner 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 on May 1, 2020, 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.

21 **THIS SPACE IS INTENTIONALLY LEFT BLANK**

WITNESS my hand this 5 day of April, 2022


Albertelli Law

Kevin D. Rogers, AR Bar No. 2012031

1 Information Way, Suite 201

Little Rock, AR 72202

501-406-0855

A LAW No. 22-003340

ACKNOWLEDGEMENT

STATE OF ARKANSAS

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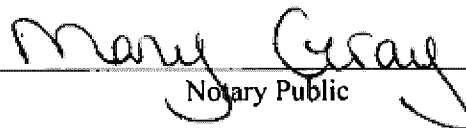
COUNTY OF PULASKI

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On this 5 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