



CERTIFICATE OF RECORD  
Faulkner County, AR Fee \$175.00  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
In Doc Num L202221610 2 Pages  
12/21/2022 12:42:03 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 22-012285

**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 February 27, 2023 at or about 12:00PM, 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 Mortgage is located in Faulkner County, Arkansas more particularly described as follows:

PART OF THE S1/2 NW1/4, SECTION 10, T6N, R11W, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID S1/2 NW1/4; THENCE RUN S 88 DEGREES 53'52" EAST ALONG THE NORTH LINE OF SAID S1/2 NW1/4 1986.13 FEET TO THE POINT OF BEGINNING; THENCE S 00 DEGREES 14'03" WEST 209.00 FEET; THENCE S 88 DEGREES 53'52" EAST 209.00 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY #36; THENCE N 13 DEGREES 32'55" EAST ALONG SAID RIGHT OF WAY 74.34 FEET; THENCE N 14 DEGREES 33'19" EAST ALONG SAID RIGHT OF WAY 120.26 FEET; THENCE N 19 DEGREES 23'10" EAST ALONG SAID RIGHT OF WAY 19.36 FEET TO THE NORTH LINE OF SAID S1/2 NW1/4; THENCE N 88 DEGREES 53'52" WEST ALONG SAID NORTH LINE 262.39 FEET TO THE POINT OF BEGINNING.

Street Address: 1003 Highway 36 Mount Vernon AR 72111


WHEREAS on December 19, 2019 Jason B. Hall, a married person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Security Bank. Said Mortgage was recorded on December 23, 2019 as instrument number L201919463 in the real property records of Faulkner County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated January 26, 2021 and recorded on February 8, 2021 as instrument number L202102652 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 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 July 1, 2022, 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 21<sup>st</sup> day of December, 2022.

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

  
James McPherson, Esq., AR2011038  
1 Information Way, Suite 201, Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-012285

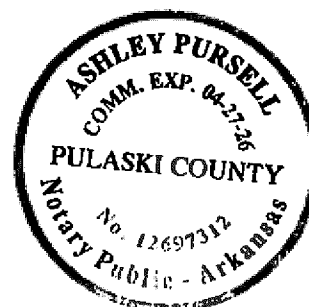
# ACKNOWLEDGEMENT

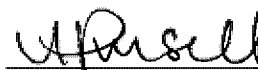
STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 21<sup>st</sup> day of December, 2022, 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.

My Commission Expires: 4-27-26





Notary Public