



I certify that this instrument was
filed on 12/22/2022 01:39 PM
and recorded in:
MISC-W Book 45
Page 820
Janet Luff Kilbreath
Circuit Clerk - Clay County, AR

by Angela Self D.C.

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-000221

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 March 2, 2023 at or about 2:00PM, the subject real property described herein below will be sold at the main entrance of the Clay County Courthouse, 800 SW 2nd Street, Corning, AR 72422 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 Clay County, Arkansas more particularly described as follows:

**LOT 7 AND THE S 1/2 OF LOT 8 IN BLOCK 1 IN ARNOLD'S 8TH SUBDIVISION
TO THE CITY OF CORNING ARKANSAS, THE SAME BEING CARVED FROM
A PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 4
EAST OF THE FIFTH PRINCIPAL MERIDIAN IN THE WESTERN DISTRICT
OF CLAY COUNTY, ARKANSAS.**

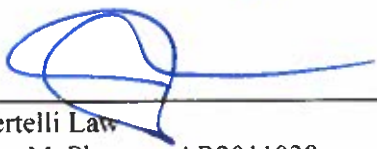
Street Address: 200 N Gregory Ln Corning AR 72422

WHEREAS on October 27, 2008, Jerry L. Cochran aka Jerry Lee Cochran and Kay E. Cochran, husband and wife, executed a Deed of Trust in favor of Routh Crabtree Olsen-James Miersma, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. Said Deed of Trust was recorded on October 31, 2008 in MORTGAGE W Book 96 at Page 2071 in the real property records of Clay County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated February 1, 2021 and recorded on February 8, 2021 in MISC-W Book 44 at Page 69 in the real property records of Clay 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 December 1, 2020, and each subsequent payment to date are now due and the same is now therefore wholly 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 21st day of December, 2022


Albertelli Law
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Little Rock, AR 72202
501-406-0855
A LAW No. 22-000221



ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 21st 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.


Notary Public

My Commission Expires: 4-27-26