

L202301742
WHITE CO. AR FEE \$180.00
PRESENTED & RECORDED
02/13/2023 08:26:54
SARA BROWN
CIRCUIT CLERK
BY: BRIDGITTE BENNETT
DEPUTY
BK: MISC 2023
PG: 1474 - 1476

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-000345

**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 April 20, 2023, 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 Mortgage is located in White County, Arkansas more particularly described as follows:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHT (8) NORTH, RANGE SEVEN (7) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SE 1/4 SW 1/4, THENCE SOUTH 89 DEGREES 33 MINUTES 39 SECONDS EAST ALONG THE SOUTH LINE OF SAID SE 1/4 SW 1/4, 488.23 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 14 SECONDS EAST 304.27 FEET TO THE CENTERLINE OF COVINGTON ROAD; THENCE SOUTH 72 DEGREES 20 MINUTES 39 SECONDS EAST ALONG SAID CENTERLINE 18.46 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 72 DEGREES 20 MINUTES 39 SECONDS EAST ALONG SAID CENTERLINE 112.44 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 23 SECONDS EAST 234.05; THENCE NORTH 88 DEGREES 14 MINUTES 15 SECONDS WEST 107.88 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 23 SECONDS WEST 203.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.54 ACRES, MORE

OR LESS. SUBJECT TO ALL EXISTING EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS.

Street Address: 200 Covington Rd Searcy AR 72143

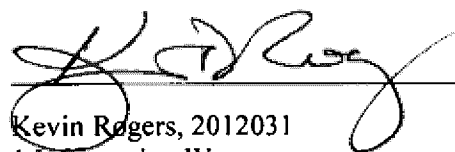
WHEREAS on July 16, 2012, Jackie D. Turner, a married woman and Richard L. Turner, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. said Mortgage was recorded on July 18, 2012, in Book 2012 Page 18001 in the real property records of White County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated July 15, 2022, and recorded on July 28, 2022, in Book MISC 2022 Page 7461 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 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 September 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.

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WITNESS my hand this 10 day of Feb, 2023. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-000345

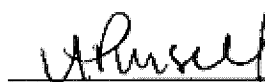


ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 10th day of February, 2023, before me, the undersigned officer, personally appeared Kevin 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: 4-27-26