

L202301641

MADISON CO. AR FEE \$180.0

PRESENTED & RECORDED

06/15/2023 14:37:04

TIFFANY MCDANIEL

CIRCUIT CLERK AND RECORDER

BY: MCKAYLA MCCONNELL

DEPUTY CLERK

NOTICE OF DEFAULT

3 Pages



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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-006235

**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 August 17, 2023, at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Madison County Courthouse, 201 West Main Street, Huntsville, AR 72740 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 Madison County, Arkansas more particularly described as follows:

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION EIGHT (8), TOWNSHIP THIRTEEN (13) NORTH, RANGE TWENTY-SIX WEST, MADISON COUNTY, ARKANSAS, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), THENCE EAST NINE (9.00) CHAINS AND (12) LINKS, THENCE NORTH FIVE (5.00) CHAINS AND EIGHTY-FOUR (84) LINKS FOR A PLACE OF BEGINNING, THENCE NORTH SEVENTY (70) DEGREES EAST FOUR HUNDRED TWENTY (420) FEET, THENCE NORTH TWENTY (20) DEGREES WEST TWO HUNDRED TEN (210) FEET, THENCE SOUTH SEVENTY (70) DEGREES WEST FOUR

HUNDRED TWENTY (420) FEET, THENCE SOUTH TWENTY (20) DEGREES EAST TWO HUNDRED TEN (210) FEET TO THE PLACE OF BEGINNING.

SUBJECT TO PROTECTIVE COVENANTS AND EASEMENTS, IF ANY.

Street Address: 444 Madison 4401 Combs AR 72721

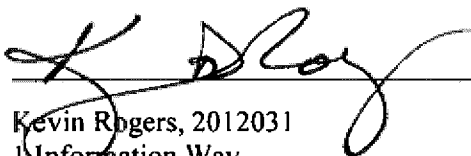
WHEREAS on December 3, 2003, Layne E. Haire and Carrie M. Haire, husband and wife, executed a Mortgage in favor of Arvest Mortgage Company said Mortgage was recorded on December 4, 2003, in Book 252 Page 229 in the real property records of Madison County, Arkansas. Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated December 9, 2023, and recorded on January 13, 2004, in Book 254 Page 9 in the real property records of Madison County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, Successor by Merger to the Leader Mortgage Company 2800 Tamarack Road 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 August 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.

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WITNESS my hand this 15 day of June, 2023. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-006235

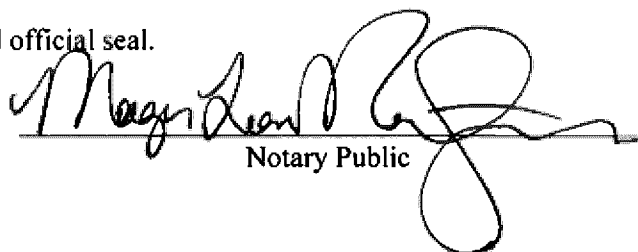
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 15 day of June, 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.

My Commission Expires: 4/14/2033


Notary Public

