

Doc Num 2023005684

\$165.00

07/06/2023 08:17:38

Filed & Recorded in the Official Records of
SHARON BLOUNT BAKER, CIRCUIT CLERK
BY: CINDIE HOOPER

(this space left for blank for recording)

Prepared by
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-005263

**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 September 11, 2023, at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 Crawford County, Arkansas more particularly described as follows:

THE FOLLOWING LANDS SITUATED IN CRAWFORD COUNTY, ARKANSAS, TO -WIT:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 32 WEST, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF TRACT 8, OF A PREVIOUS SURVEY BY B&J SURVEYING, FILED IN DRAWER X, PAGE 10-D. THENCE SOUTH 66.03 FEET TO A SET NAIL AND THE POINT OF BEGINNING. THENCE SOUTH 64 DEGREES 42 MINUTES 00 SECONDS EAST, 117.26 FEET TO A "X" IN CONCRETE BRIDGE. THENCE ALONG THE CENTER OF WEBSTER BRANCH THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 37 DEGREES 57 MINUTES 00 SECONDS WEST,

183.75 FEET. SOUTH 13 DEGREES 55 MINUTES 00 SECONDS WEST, 205.50 FEET. SOUTH 32 DEGREES 18 MINUTES 30 SECONDS WEST 261.20 FEET. SOUTH 76 DEGREES 40 MINUTES 00 SECONDS WEST, 163.20. THENCE LEAVING THE CENTER OF SAID BRANCH, NORTH 32 DEGREES 06 MINUTES 16 SECONDS WEST, 316.19 FEET TO A SET NAIL. THENCE NORTH 64 DEGREES 26 MINUTES 30 SECONDS EAST, 44.48 FEET TO A SET NAIL. THENCE NORTH 48 DEGREES 39 MINUTES 30 SECONDS EAST, 473.07 FEET TO A SET NAIL. THENCE NORTH 57 DEGREES 47 MINUTES 30 SECONDS EAST, 77.82 FEET TO A SET NAIL. THENCE NORTH 79 DEGREES 06 MINUTES 00 SECONDS EAST, 62.85 FEET TO THE POINT OF BEGINNING AND SUBJECT TO THE NORTHERLY 40.00 FEET FOR A ROAD AND UTILITY EASEMENT AND SUBJECT TO ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORDS ALSO KNOWN AS TRACT 9 OF A PREVIOUS SURVEY BY B&J SURVEYING, FILED IN DRAWER X, PAGE 10-D.

Street Address: 1547 Cedar Valley Est Van Buren AR 72956

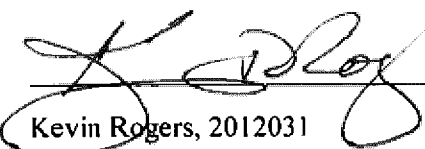
WHEREAS on November 5, 2010, Wayne Barnett and Shelly Marie Barnett, not as Owner, but joining herein solely for the purpose of securing her interest, if any, in the property, husband and wife, executed a Mortgage in favor of USAA Federal Savings Bank ("USAA FSB") said Mortgage was recorded on November 24, 2010, as instrument number 2010011398 in the real property records of Crawford County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: USAA Federal Savings Bank 8950 Cypress Waters Blvd Coppell TX 75019 at Telephone No. 888-480-2432; 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 March 15, 2021, 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.

THIS SPACE INTENTIONALLY LEFT BLANK

WITNESS my hand this 5 day of July, 2023. USAA Federal Savings Bank, by its attorney-in-fact, Albertelli Law


Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-005263

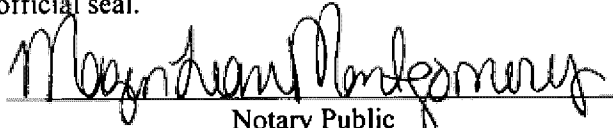
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

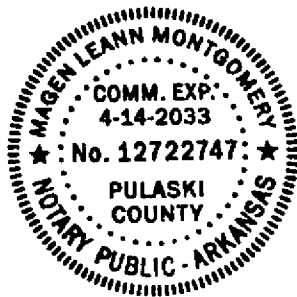
§
§

On this 5 day of July, 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: 4/14/2033



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF CRAWFORD
I hereby certify that this instrument was
Filed and Recorded in the Official Records
Doc Num 2023005684
07/06/2023 08:17:38 AM
SHARON BLOUNT BAKER
CRAWFORD COUNTY CIRCUIT CLERK
BY: CINDIE HOOPER