

RB 2023-5597

VAN BUREN CO. AR FEE \$195.00

PRESENTED & RECORDED

10/16/2023 14:46:48

DEBBIE GRAY

CIRCUIT CLERK

BY: LORI JONES

DEPUTY CLERK

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-008711

**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 December 27, 2023 at or about 10:00 AM, the subject real property described herein below will be sold at of the Van Buren County Courthouse, 273 Main Street, Clinton, AR 72031 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 Van Buren County, Arkansas more particularly described as follows:

PART OF THE NW1/4 SE1/4 SECTION 30, T-11-N, R -13-W, VAN BUREN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF THE NW1/4 SE1/4 SECTION 30, T -11-N, R -13-W, THENCE S 88 DEGREES 55'26" E ALONG THE NORTH LINE OF THE NW1/4 SE1/4 A DISTANCE OF 206.00 FEET TO A POINT, THENCE S 00 DEGREES 42'33" W PARALLEL TO THE WEST LINE OF THE NW1/4 SE1/4 A DISTANCE OF 372.00 FEET TO A POINT, THENCE N 88 DEGREES 55'26" W A DISTANCE OF 206.00 FEET TO A POINT ON THE WEST LINE OF THE NW1/4 SE1/4, THENCE N 00 DEGREES 42'33" E A DISTANCE OF 372.00 FEET TO THE POINT OF BEGINNING, CONTAINING 76,630 SQUARE FEET OR 1.76 ACRES, MORE OR LESS, ACCORDING TO THE EDDIE D. WHEELER SURVEY, DATED JULY 21, 2000.

Street Address: 1048 Barrens Loop Rd Clinton AR 72031

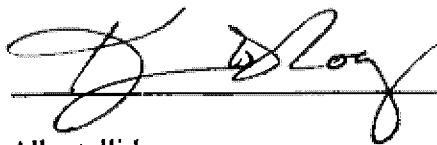
WHEREAS on August 18, 2000, Melissa A. Schultz, a single person, executed a Deed of Trust in favor of Eugene M. Holman, Jr, as trustee for Regions Mortgage, Inc. Said Deed of Trust was recorded on August 18, 2000 as instrument number 20004156 in the real property records of Van Buren County, Arkansas. Marinosci Law Group P.C. is presently Trustee by virtue of a Substitution of Trustee executed on August 8, 2017 and recorded on August 14, 2017 as Document No. 2017-4119 in the office of the Circuit Clerk and Ex-Officio Recorder of Van Buren County Arkansas. Said Deed of Trust was subsequently assigned to Leader Mortgage Company by virtue of an assignment dated August 28, 2000 and recorded on October 13, 2000 as Instrument No. 20005208 in the office of the Circuit Clerk and Ex-Officio Recorder of Van Buren 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 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 April 1, 2023, 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.

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WITNESS my hand this 16 day of October, 2023



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501-406-0855
A LAW No. 23-008711

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 16 day of October, 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

