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PULASKI CO. AR FEE \$25.00

PRESENTED

10/18/2023 5:49:59 PM

RECORDED

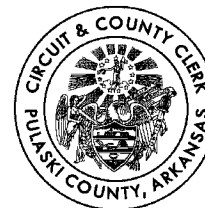
10/19/2023 10:14:13 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: NICOLE TUCKER

DEPUTY RECORDER



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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-011233

**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 January 8, 2024 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201 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 Pulaski County, Arkansas more particularly described as follows:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 13, TOWNSHIP 3 NORTH, RANGE 16 WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER SOUTHWEST QUARTER SECTION 13; THENCE RUN SOUTH 00 DEGREES 11 MINUTES EAST 95.35 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 00 DEGREES 11 MINUTES EAST 70.0 FEET TO A POINT IN THE CENTER LINE OF HIGHWAY #113; THENCE RUN SOUTH 27 DEGREES 02 MINUTES 40 SECONDS WEST 263.18 FEET, THENCE RUN SOUTH 08 DEGREES 59 MINUTES WEST ALONG HIGHWAY #113, 59.51 FEET, THENCE RUN SOUTH 04 DEGREES 52 MINUTES 30 SECONDS WEST 75.28 FEET TO A POINT, THENCE RUN SOUTH 71 DEGREES 15 MINUTES WEST 511.27 FEET TO A POINT IN THE CENTER OF A 60 FOOT RIGHT-OF-WAY ROAD; THENCE NORTH 09 DEGREES 31 MINUTES 30 SECONDS EAST 490.0

FEET TO THE CENTER OF A 60 FOOT RIGHT-OF-WAY ROAD; THENCE RUN NORTH 79 DEGREES 44 MINUTES 30 SECONDS EAST 550.16 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH AND WEST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY AND THAT PORTION ALONG THE EASTERN BOUNDARY FOR RIGHT-OF-WAY ON HIGHWAY #113 BEING A STATE HIGHWAY. (ALSO KNOWN AS TRACT 55, FLOWERWOOD FARMS SUBDIVISION, PULASKI COUNTY, ARKANSAS).
Street Address: 16900 Highway 113 S Bigelow AR 72016

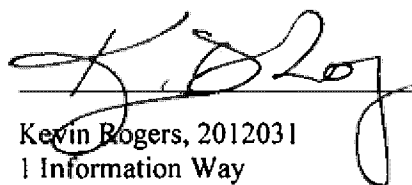
WHEREAS on March 27, 2020 Susan Renae Stefka, a single woman, executed a Mortgage in favor of U.S. Bank National Association said Mortgage was recorded on April 1, 2020 as instrument number 2020020709 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. BANK NATIONAL ASSOCIATION 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 November 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 16th day of October, 2023. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



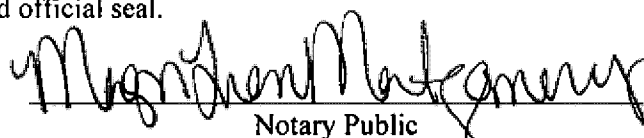
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-011233

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 16th 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

