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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
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(501) 406-0855  
ALAW File 22-001747

**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 March 29, 2023, at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Grant County Courthouse, 101 W. Center, Rm. 106, Sheridan, AR 72150 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 Grant County, Arkansas more particularly described as follows:

SITUATE IN GRANT COUNTY, STATE OF ARKANSAS, TO WIT

LOT 6 IN BLOCK 4 OF MARYWOOD SUBDIVISION TO THE CITY OF SHERIDAN,  
ARKANSAS.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS,  
LEASES AND RESTRICTIONS, OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF  
WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND  
REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE  
TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE

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BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 213,  
PAGE 601, OF THE GRANT COUNTY, ARKANSAS RECORDS.

Street Address: 10 Carolyn Rd Sheridan AR 72150

WHEREAS on March 1, 2013 Jerry K Harris Jr. executed a Mortgage in favor of U S Bank National Association ND, a national banking association organized under the laws of the United States. Said Mortgage was recorded on March 21, 2013 in Book 308 at Page 179 in the real property records of Grant 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

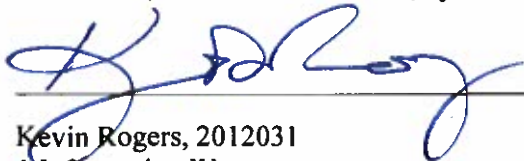
WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due January 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.

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WITNESS my hand this 20 day of Jan, 2023.

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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. 22-001747



ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

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§

On this 20th day of January, 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.

I certify that this instrument was  
filed on 01/26/2023 01:28 PM  
and recorded in  
DEED Book 317  
Page 802 - 804  
GERALD HARRISON JR  
County Clerk - GRANT County

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 4-27-26

