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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-009836

**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 May 1, 2025 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:

PART OF LOT 8 OF CRESTWOOD ESTATES, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF LOT 8. THENCE ALONG THE NORTH LINE OF SAID LOT 8, SOUTH 69 DEGREES 05 MINUTES 33 SECONDS EAST, 111.21 FEET TO A SET REBAR WITH CAP. THENCE LEAVING SAID NORTH LINE, SOUTH 02 DEGREES 28 MINUTES 00 SECONDS WEST, 394.39 FEET TO A SET REBAR WITH CAP ON THE SOUTH LINE OF LOT 8. THENCE ALONG THE SOUTH LINE OF SAID LOT 8, NORTH 87 DEGREES 17 MINUTES 55 SECONDS WEST, 105.44 FEET TO THE SOUTHWEST CORNER OF LOT 8. THENCE ALONG THE WEST LINE OF SAID LOT 8, NORTH 02 DEGREES 27 MINUTES 29 SECONDS EAST, 429.14 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO ANY EASEMENTS OF RECORD, ACCORDING TO SURVEY BY SATTERFIELD LAND SURVEYS, JOB #44,709.

AND

PART OF LOT 8 OF CRESTWOOD ESTATES, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF LOT 8. THENCE ALONG THE NORTH LINE OF SAID LOT 8, SOUTH 69 DEGREES 05 MINUTES 33 SECONDS EAST, 111.21 FEET TO A SET REBAR WITH CAP AND THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 69 DEGREES 05 MINUTES 33 SECONDS EAST, 122.29 FEET TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF LOT 8. THENCE ALONG THE EAST LINE OF SAID LOT 8, SOUTH 02 DEGREES 27 MINUTES 30 SECONDS WEST, 356.19 FEET TO AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF LOT 8. THENCE ALONG THE SOUTH LINE OF SAID LOT 8, NORTH 87 DEGREES 17 MINUTES 55 SECONDS WEST, 116.06 FEET TO A SET REBAR WITH CAP. THENCE LEAVING SAID SOUTH LINE, NORTH 02 DEGREES 28 MINUTES 00 SECONDS EAST, 394.39 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO ANY EASEMENTS OF RECORD, ACCORDING TO SURVEY BY SATTERFIELD LAND SURVEYS, JOB #44,709.  
Street Address: 3015 Crestwood Dr Mountainburg AR 72946

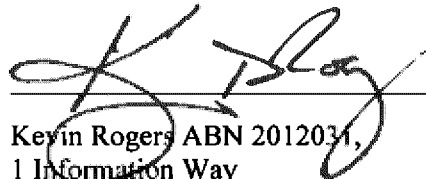
WHEREAS on February 4, 2020 Richard F. Goad, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Angel Oak Mortgage Solutions LLC. Said Mortgage was recorded on February 5, 2020 as Instrument No. 2020001239 in the real property records of Crawford County, Arkansas. Said Mortgage was assigned to U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association as Trustee for Angel Oak Mortgage Trust 2020-3, Mortgage-Backed Certificates, Series 2020-3 at C/O Select Portfolio Servicing, Inc. by virtue of an Assignment dated November 20, 2024 and recorded on November 25, 2024 as Instrument No. 2024010941 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: U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association as Trustee for Angel Oak Mortgage Trust 2020-3, Mortgage-Backed Certificates, Series 2020-3 C/O Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr. Salt Lake City UT 84119 at Telephone No. 888-349-8955; 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 February 1, 2024, 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.

WITNESS my hand this 27 day of February, 2025.

U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association as Trustee for Angel Oak Mortgage Trust 2020-3, Mortgage-Backed Certificates, Series 2020-3 C/O Select Portfolio Servicing, Inc., by its attorney-in-fact, Albertelli Law



Kevin Rogers ABN 2012034,  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-009836

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

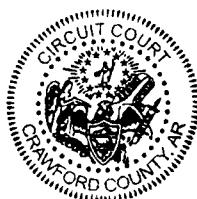
On this 27 day of February, 2025, before me, the undersigned officer, personally appeared Kevin Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

  
Notary Public

My Commission Expires: 2/12/2034

**TAMARA BAKER**  
PULASKI COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires 2-12-2034  
Commission No. 00000503



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 2025001890**  
**03/03/2025 09:21:17 AM**  
SHARON BLOUNT BAKER  
CRAWFORD COUNTY CIRCUIT CLERK  
BY: CINDIE HOOPER