



L202300962
DALLAS CO, AR FEE \$175.00
PRESENTED: 10-11-2023 01:40:24 PM
RECORDED: 10-11-2023
DORI KEETON
CIRCUIT CLERK
BY: RORY TUCKER
DEPUTY CLERK
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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-009200

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 12, 2023 at or about 12:30 PM, the subject real property described herein below will be sold at of the Dallas County Courthouse, 206 W 3rd St, Fordyce, AR 71742 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 Dallas County, Arkansas more particularly described as follows:

BEGIN AT A POINT ON THE SOUTH LINE OF THE NE1/4 OF NE1/4 OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 17 WEST WHERE SAID SOUTH LINE INTERSECTS THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 7; RUN THENCE NORTH 18 DEGREES 30 MINUTES WEST 212 FEET ALONG SAID RIGHT OF WAY; THENCE RUN NORTH 81 DEGREES EAST 430 FEET; RUN THENCE SOUTH 1 DEGREE EAST 251 FEET TO THE SOUTH LINE OF SAID NE1/4 OF NE1/4; THENCE RUN WEST 375 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 2.1 ACRES, MORE OR LESS.

Street Address: 770 W Main Street Sparkman AR 71763

WHEREAS on April 29, 2011, Robert R. Mann and Cecily A. Mann, husband and wife, executed a Deed of Trust in favor of James R. Carroll, as trustee for Mortgage Electronic Registration Systems, Inc., acting solely as nominee for The Carroll Mortgage Group, Inc.. Said Deed of Trust was recorded on April 29, 2011 as Instrument No. L201100395 in the real property records of Dallas County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated

April 11, 2019 and recorded on April 22, 2019 as Instrument No. L201900383 in the real property records of Dallas 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 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 May 1, 2021, 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.

WITNESS my hand this 10 day of October, 2023



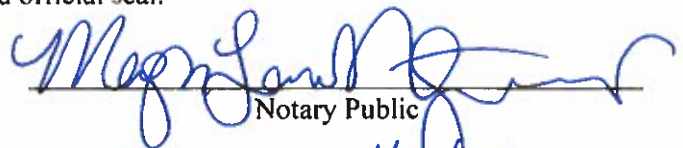
Albertelli Law
Kevin Rogers, ABN 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-009200

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 10 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

