

**L202304476**  
INDEPENDENCE CO. AR FEE  
PRESENTED & RECORDED  
08/11/2023 08:15:09  
GREG WALLIS  
CIRCUIT CLERK  
BY: MIKE NEAL  
DEPUTY CLERK  
**BK: MISC 2023**  
**PG: 743 - 745**

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-008025

**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 October 19, 2023, at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Independence County Courthouse, 192 E. Main St., Batesville, AR 72501 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 Independence County, Arkansas more particularly described as follows:

LOT TEN (10), BLOCK FOUR (4) IN QUAIL VALLEY SUBDIVISION AND BEING SHOWN IN THE PLAT OF SAID SUBDIVISION, RECORDED WITH THE DEED OF DEDICATION AND BILL OF ASSURANCE IN DEED RECORD BOOK M-9 PAGES 401-406 AND AMENDMENTS THERETO.

LESS AND EXCEPT: THE EAST 10 FEET OF LOT 10 IN BLOCK 4 OF WOLFORDS QUAIL VALLEY SUBDIVISION IN THE CITY OF BATESVILLE, INDEPENDENCE COUNTY, ARKANSAS.

Street Address: 111 Oriole St Batesville AR 72501

WHEREAS on February 11, 2020, Mika Queen, unmarried woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Centennial Bank said Mortgage was recorded on February 11, 2020, in Book DT 2020, Page 2108-2120 in the real property records of

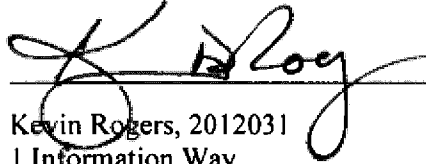
Independence County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated August 17, 2022, and recorded on August 17, 2022, in Book DT 2022, Page 14298 in the real property records of Independence County, Arkansas. The party initiating foreclosure 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.

**\*\*THIS SPACE IS INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 9 day of August, 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. 23-008025

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 9 day of August, 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

