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Prepared by:
ALBERT F. L. LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-028187

**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 21, 2024 at or about 3:30PM, the subject real property described herein below will be sold at the Main Entrance of the Logan County Courthouse, 25 West Walnut St., Paris, AR 72855 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 Logan County, Arkansas more particularly described as follows:

SITUATED IN THE COUNTY OF LOGAN, STATE OF ARKANSAS, TO-WIT: A CERTAIN TRACT OF LAND LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 26 WEST, IN LOGAN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON ARKANSAS RIVER VALLEY SURVEYING PLAT #2247;

COMMENCING AT A SPIKE AT THE SE CORNER OF SAID SW 1/4 OF THE NE 1/4;

THENCE: N 88 DEG. 48' 50" W 262.52 FEET ALONG THE SOUTH LINE OF SAID SW1/4 OF THE NE1/4; THENCE: N 01 DEG. 30' 25" E 123.09 FEET TO A SPIKE, THE POINT OF BEGINNING;

THENCE: N 88 DEG. 48'50" W 106.16 FEET TO A 1/2" REBAR;

THENCE: N 00 DEG. 16'47" W 125.04 FEET ALONG A CONCRETE RETAINING WALL TO A 1/2" REBAR;

THENCE: S 88 DEG. 48' 50" E 110.00 FEET TO A SPIKE;

THENCE: S 01 DEG. 28' 44" W 125.00 FEET TO THE POINT OF BEGINNING.

Street Address: 502 4th St S Paris AR 72855

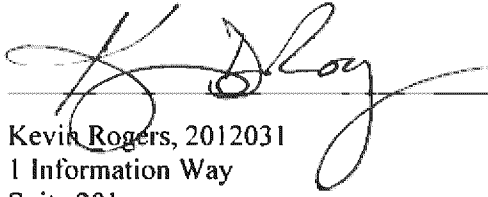
WHEREAS on September 19, 2017 Donald E. Roach and Deborah K. Roach, married to each other, executed a Mortgage in favor of U.S. Bank National Association. Said Mortgage was recorded on October 30, 2017 in Book 201709, Page 253 in the real property records of Logan County, Arkansas. The party initiating 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 March 19, 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.

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WITNESS my hand this 16th day of August, 2024. 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. 24-028187

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 16th day of August, 2024, 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: 4/14/2023

