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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-012775

**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 1, 2023, at or about 10:00AM the subject real property described herein below will be sold at the Main Entrance of the Marion County Courthouse, 300 E. Old Main St., Yellville, AR 72687 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 Marion County, Arkansas more particularly described as follows:

SITUATED IN THE COUNTY OF MARION AND STATE OF ARKANSAS:

PART OF THE SOUTHEAST 1/4, NORTHWEST 1/4 SECTION 15, TOWNSHIP 18 NORTH, RANGE 16 WEST, KNOWN AS TRACT NUMBER 3 OF BELLE'S LOTS AS SHOWN BY RECORDED PLAT AND SURVEY IN BOOK NUMBER 1, PAGE 341 OF THE MARION COUNTY RECORDS. MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 16 WEST, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SAID SOUTHEAST 1/4 NORTHWEST 1/4, A MOUND OF STONES, GO ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 NORTHWEST 1/4, SOUTH 89 DEGREES 30 MINUTES WEST 300.00

FEET TO A 1/2 INCH PIPE, THE POINT OF BEGINNING OF PARCEL BEING DESCRIBED; THEN GO SOUTH 414.6 FEET TO A POINT IN THE CENTER OF A ROAD; THEN ALONG THE CENTER LINE OF SAID ROAD GO SOUTH 44 DEGREES 53 MINUTES EAST 219.8 FEET; THEN LEAVING SAID ROAD; GO NORTH 341.7 FEET TO A 1/2 INCH PIPE; THEN GO NORTH 34 DEGREES 34 MINUTES 277.55 FEET TO THE ORIGINAL POINT OF BEGINNING, CONTAINING 1.302 ACRES  
Street Address: 734 Marion County 6014 Yellville AR 72687

WHEREAS on May 9, 2008, Roger D. Barrett, unmarried, executed a Mortgage in favor of U.S. Bank National Association N.D. said Mortgage was recorded on June 11, 2008, as instrument number 2008-02029 in the real property records of Marion 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 July 8, 2020, 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 21 day of December, 2022.

U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

*[Handwritten signature]*

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501-406-0855  
A LAW No. 22-012775

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 21<sup>st</sup> day of December, 2022, 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.

*[Handwritten signature: Ashely Purcell]*  
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Notary Public



My Commission Expires: 4-27-26