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Prepared by:
ALBERT L. LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-006968

**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 September 27, 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 East 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:

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 15 WEST, MARION COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF THE NE1/4 SW1/4 RUN THENCE NORTH 0° 05' WEST ALONG THE EAST LINE OF SAID NE1/4 SW1/4 300 FEET TO A 3/8 INCH REBAR, BEING THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED HEREIN. CONTINUE THENCE NORTH 0° 05' WEST 203.57 FEET TO A 3/8 INCH REBAR, RUN THENCE WEST 175.49 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 178, RUN THENCE ALONG SAID HIGHWAY RIGHT OF WAY SOUTHEASTERLY TO A POINT DIRECTLY WEST OF THE POINT OF BEGINNING, RUN THENCE EAST 143.21 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIPTION INCLUDED THE SOUTH 23.30 FEET OF LOT 58 OF FIRST ADDITION TO EAGLE MOUNTAIN

SUBDIVISION AS SHOWN BY THE RECORDED PLAT THEREOF.
Street Address: 5221 Hwy 178 N Flippin AR 72634

WHEREAS on December 10, 2009, Douglas Carl Kincaid, a single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. said Mortgage was recorded on December 10, 2009, as instrument number 2009-03891 in the real property records of Marion County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated April 16, 2013, and recorded on April 25, 2013, as instrument number 2013-01281 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 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 September 1, 2019, 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 19 day of July, 2023. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

Kevin Rogers

Kevin Rogers, 2012031
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Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-006968

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 19 day of July, 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.

Magen Leann Montgomery
Notary Public

My Commission Expires: 4/14/2033

