

Clerk's Certification of Record  
State of Arkansas - Yell County - Danville District  
I, SHARON BARNETT, Circuit Clerk and Ex-Officio  
Recorder of the County aforesaid do  
hereby certify that this instrument was  
filed for the record on

05/11/2022 at 02:34 PM  
and the same is now duly recorded in

Book 583 Pages 423 - 425  
Witness my hand and the seal of said Court

05/11/2022 at 02:42 PM

SHARON BARNETT

Circuit Clerk and Ex-Officio Recorder

By Jammy McQuest D.C.

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-004479

**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 August 22, 2022, at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Yell County Courthouse, 101 East 5<sup>th</sup> Street (East 5<sup>th</sup> St. & Main St.), Danville, AR 72833 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 Yell County, Arkansas more particularly described as follows:

A PART OF LOTS 7 AND 9 OF WILLIAM FEW'S EXTENSION TO THE WILLIAM FEW'S ADDITION TO THE TOWN OF BELLEVILLE, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NW CORNER OF LOT 7. THENCE S 66 DEGREES 37 MINUTES 40 SECONDS E, 50 FEET TO THE EAST SIDE OF A STREET, THENCE S 19 DEGREES 07 MINUTES 17 SECONDS W, 176.30 FEET TO THE POINT OF BEGINNING. THENCE S 67 DEGREES 35 MINUTES 42 SECONDS E, ALONG A FENCE, 163.56 FEET, THENCE S 23 DEGREES 49 MINUTES 16 SECONDS W, 32.10 FEET, THENCE S 23 DEGREES 45 MINUTES 54 SECONDS W, 15.00 FEET. THENCE S 13 DEGREES 56 MINUTES 55 SECONDS W, 58.66 FEET, THENCE S 19 DEGREES 07 MINUTES 17 SECONDS W, 76.00 FEET, THENCE N 71 DEGREES 09 MINUTES 49 SECONDS W, 163.40 FEET, THENCE N 15 DEGREES 11 MINUTES 00 SECONDS E, 143.20

583

423

FEET, THENCE S 68 DEGREES 17 MINUTES 15 SECONDS E, 8.55 FEET, THENCE N 19 DEGREES 04 MINUTES 10 SECONDS E, 49.07 FEET TO THE POINT OF BEGINNING.

Street Address: 233 S Main St., Belleville, AR 72824

WHEREAS on August 18, 2000, Nicasio Rivera, a married person, executed a Mortgage in favor of Simmons First Bank of Russellville. Said Mortgage was recorded on August 23, 2000, in Book 380 at Page 354 in the real property records of Yell County, Arkansas. The Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated August 29, 2000, and recorded on October 24, 2000, in Book 381 at Page 751 in the real property records of Yell 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 May 1, 2021, 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\*\***

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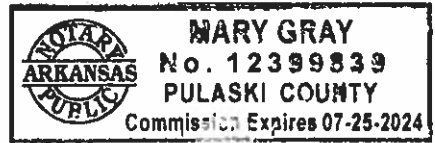
WITNESS my hand this 10 day of May, 2022.

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

*Kevin D. Rogers*

Kevin D. Rogers, AR Bar No. 2012031  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-004479

ACKNOWLEDGEMENT



STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 10 day of May, 2022, before me, the undersigned officer, personally appeared Kevin D. 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.

*Mary Gray*  
Notary Public

My Commission Expires: 7/25/2024

Sharon Barnett  
P.O. Box 219  
Danville, AR 72833

Yell County, Arkansas  
SOUTH RECEIPTS Receipt 30508

# PAID RECEIPT

If payment is made by check and same is not honored on presentation, receipt is null and void.

Payment received : 5/11/2022 2:35:00 PM

Received by : TAM

Paid By : ALBERTELLI LAW

Notes:

ALBERTELLI LAW

Sharon Barnett  
P.O. Box 219  
Danville, AR 72833

Reference # : NOTICE OF DEF-RIVERA

Item #	Item Code	Description	Date	Qty	Amount	Total
1	CC-DEFAULT	NOTICE OF DEFAULT	5/11/2022	1	\$155.00	\$155.00
2	CC-REC FEE	RECORDING FEES	5/11/2022	1	\$25.00	\$25.00

**Total Due : \$180.00**

Cash	\$0.00
Check 516790	\$180.00
Credit Card	\$0.00
<b>Total Rec'd</b>	<b>\$180.00</b>

Sharon Barnett  
P.O. Box 219  
Danville, AR 72833

180.00  
\$180.00

180.00  
\$180.00