



Clerk's Certification of Record  
State of Arkansas - Yell County - Dardanelle District  
I, ANNA WARD, Circuit Clerk and Ex-Officio  
Recorder of the County aforesaid do  
hereby certify that this Instrument was  
filed for the record on  
02/06/2025 at 11:36 AM  
and the same is now duly recorded in  
Book 037 Pages 252 - 253  
Witness my hand and the seal of said Court  
02/06/2025 at 11:41 AM  
ANNA WARD  
Circuit Clerk and Ex-Officio Recorder  
By B. Maddox, D.C.

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 25-000444

**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 April 14, 2025, at or about 2:00 PM, the subject real property described herein below will be sold at the Main Entrance of the Yell County Courthouse, 101 E. 5th 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 PARCEL OF LAND CARVED OUT OF THE NE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 21 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW-CORNER OF SAID FORTY AND RUN NORTH TO GEORGE BRANCH; THENCE FOLLOW THE MEANDERINGS OF SAID BRANCH, IN AN EASTERLY AND SOUTHEASTERLY DIRECTION TO WHERE IT RUNS INTO COOK-GEORGE BRANCH; THENCE FOLLOW SAID COOK-GEORGE BRANCH SOUTH TO THE FORTY LINE; THENCE RUN WEST TO THE PLACE OF BEGINNING.  
Street Address: 10026 N Hwy 28 Danville AR 72833

WHEREAS on September 2, 2008, Jason Burgess, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Liberty Bank. Said Mortgage was recorded on September 3, 2008, in Book 470, Page 278 in the real property records of Yell County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an

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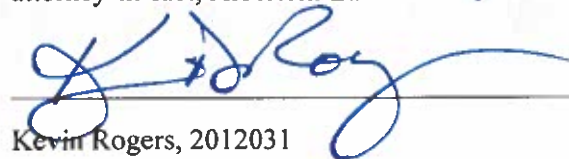
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assignment dated January 16, 2015, and recorded on January 29, 2015, in Book 542, Page 595 in the real property records of Yell County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure 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 September 1, 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.

WITNESS my hand this 4 day of Feb, 2025. 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. 25-000444

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 4 day of February, 2025, 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.

My Commission Expires: 4/14/2033

  
Notary Public

