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Prepared by:
AL BERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-021337

**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 January 14, 2020 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Crawford County, Arkansas more particularly described as follows:

TRACT 1

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 31 WEST, DESCRIBED AS BEGINING AT A POINT 49 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER NORTHWEST QUARTER, THENCE WEST 150 FEET; THENCE SOUTH 50 FEET; THENCE EAST 150 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

TRACT 2

ALSO; PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 31 WEST, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER NORTHWEST QUARTER; THENCE WEST 35 FEET FOR THE POINT OF

BEGINNING; THENCE WEST 190 FEET; THENCE SOUTH 49 FEET; THENCE EAST 190 FEET; THENCE NORTH 49 FEET TO THE POINT OF BEGINNING.

TRACT 3

ALSO; PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 31 WEST, DESCRIBED AS BEGINNING AT A POINT 99 FEET SOUTH OF AND 150 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST 20 FEET; THENCE NORTH 50 FEET; THENCE EAST 20 FEET; THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING: PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 31 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 225 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER NORTHWEST QUARTER; THENCE SOUTH 49 FEET; THENCE EAST 47 FEET; THENCE NORTH 49 FEET; THENCE WEST 47 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

Street Address: 1015 N 20th St Van Buren AR 72956

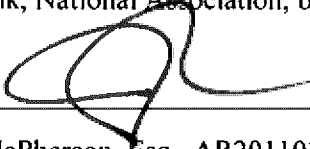
WHEREAS on February 19, 2013 Glen Ferrell Dickens and Betty J. Dickens, husband and wife, executed a Mortgage in favor of U.S. Bank National Association ND. Said Mortgage was recorded on April 30, 2013 as instrument number 2013004053 in the real property records of Crawford County, Arkansas. The party 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, and the same is now therefore wholly 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 14th day of October, 2019.

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

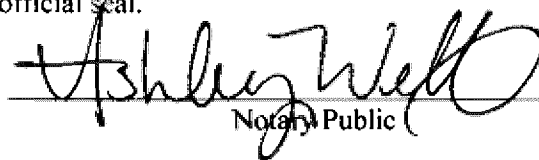

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501-406-0855
A LAW No. 19-021337

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

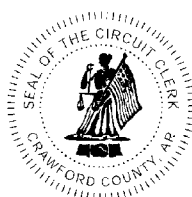
On this 14th day of October, 2019, before me, the undersigned officer, personally appeared James McPherson, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:

4-27-2024



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF CRAWFORD
I hereby certify that this instrument was
Filed and Recorded in the Official Records
Doc Num 2019010001
10/17/2019 03:02:33 PM
SHARON BLOUNT BAKER
CRAWFORD COUNTY CIRCUIT CLERK
BY: KELLY JENNINGS