

Jeannie Pike - Circuit Clerk
Garland, AR
eFiled for Record
03/18/2021 8:49AM

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-001263

**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 May 19, 2021 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 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 Garland County, Arkansas more particularly described as follows:

PART OF THE NE 1/4 OF THE SW 1/4, SECTION 12, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NE CORNER OF SAID NE 1/4 SW 1/4; THENCE WEST 210.00 FEET; THENCE SOUTH 528.00 FEET; THENCE WEST 652.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREE 23'13" EAST 210.00 FEET TO A 3/4" PIPE; THENCE SOUTH 90 DEGREE 00'00" EAST 104.83 FEET TO A 1/2" PIPE; THENCE SOUTH 00 DEGREE 23'13" WEST 210.00 FEET TO A POINT; THENCE NORTH 90 DEGREE 00'00" WEST 104.83 FEET TO THE POINT OF BEGINNING.

Street Address: 406 Stover St Hot Springs AR 71913

WHEREAS on March 28, 2017 Holger Zwetz, a single man, executed a Mortgage in favor of U.S. Bank National Association. Said Mortgage was recorded on March 31, 2017 in Book 3832 at Page 950 in the real property records of Garland 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 04/01/2019, 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.

WITNESS my hand this 17th day of March, 2021.

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



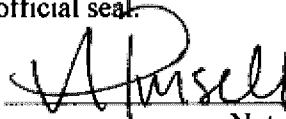
James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 21-001263

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

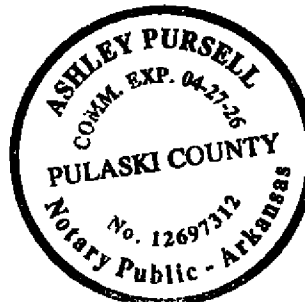
On this 17th day of March, 2021, before me, the undersigned officer, personally appeared James McPherson, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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



Notary Public

My Commission Expires:
04/27/2026



Trans: 304029
Total Fees: \$160.00

Garland County, AR
I certify this instrument was Electronically filed
on 03/18/2021 8:49AM
in DEED Book 4274 Pages 0923 - 0925
Jeannie Pike - Circuit Clerk