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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-003201

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 July 28, 2021 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Baxter County Courthouse, One East 7th, Mtn. Home, AR 72653 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 Deed of Trust is located in Baxter County, Arkansas more particularly described as follows:

A PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 07,
TOWNSHIP 18 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS
DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST
QUARTER OF SECTION 07, TOWNSHIP 18 NORTH, RANGE 13 WEST, BAXTER
COUNTY, ARKANSAS GO SOUTH 01 DEGREE 30 MINUTES 00 SECOND WEST,
1373.58 FEET; THEN GO NORTH 88 DEGREES 39 MINUTES 50 SECONDS WEST,
583.29 FEET TO THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED;
THEN CONTINUE NORTH 88 DEGREES 39 MINUTES 50 SECONDS WEST, 218.98
FEET TO THE EAST RIGHT OF WAY LINE OF ARKANSAS HIGHWAY NO. 126;
THEN GO ALONG THE SAID RIGHT OF WAY LINE SOUTH 14 DEGREES 13
MINUTES 47 SECONDS WEST, 62.44 FEET; SOUTH 12 DEGREES 14 MINUTES 34
SECONDS WEST, 164.57 FEET; THEN LEAVING THE SAID RIGHT OF WAY LINE
GO SOUTH 88 DEGREES 31 MINUTES 42 SECONDS EAST, 263.41 FEET; THEN

NORTH 01 DEGREE 30 MINUTES 00 SECOND EAST, 223.09 FEET TO THE POINT
OF BEGINNING.

Street Address: 27 Twilight Trail Mountain Home AR 72653

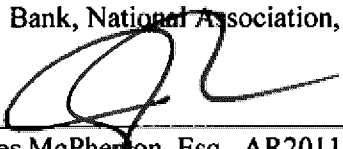
WHEREAS on October 26, 2007, James A. Rogers and Cindy L. Rogers, husband and wife, executed a Deed of Trust in favor of Dyke Henry, Goldshol & Winzerling, PLC, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. Said Deed of Trust was recorded on October 29, 2007, as Instrument No 12458-2007 in the real estate records of Baxter County, Arkansas. Said Deed of Trust was assigned to U.S. Bank N.A. by virtue of an assignment executed on January 20, 2011 by Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. and recorded on February 28, 2011 as instrument number 1610-2011, in the real estate records of Baxter 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 substitute trustee and is acting on and with the consent and authority of the lender 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.

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WITNESS my hand this 14th day of May, 2021.
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038
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Little Rock, AR 72202
501-406-0855
A LAW No. 21-003201

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 14th day of May, 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: 4-27-26

