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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-004460

**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 11, 2022 at or about 1:30PM, 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 TIME 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 2: PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 32 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 495.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 NORTHWEST 1/4, THENCE SOUTH 89 DEGREES 37 MINUTES EAST 1324.0 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4, THENCE SOUTH ALONG THE SAID EAST LINE 510.6 FEET, THENCE NORTH 89 DEGREES 37 MINUTES WEST 574.6 FEET, THENCE NORTH 148.47 FEET, THENCE NORTH 89 DEGREES 37 MINUTES WEST 749.4 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4, THENCE NORTH ALONG SAID WEST LINE 362.13 FEET TO POINT OF BEGINNING, CONTAINING 12.96 ACRES MORE OR LESS. ACCORDING TO SURVEY BY HERBY W. ANDERSON FILED NOVEMBER

14, 1986 IN SURVEY "W" PAGE 85-B LESS AND EXCEPT HIGHWAY RIGHT OF WAY. ALSO, LESS AND EXCEPT: PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 32 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 NORTHWEST 1/4, THENCE WEST 102.2 FEET TO THE WEST RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 59, THENCE NORTH 637.4 FEET TO POINT OF BEGINNING, THENCE WEST 29.2 FEET, THENCE NORTH 40.0 FEET, THENCE EAST 46.4 FEET TO A POINT OF THE WEST RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 59, THENCE SOUTHWEST ALONG SAID WEST RIGHT OF WAY LINE 40.5 FEET, THENCE WEST 10/8 FEET TO POINT OF BEGINNING (BEING THE CEDARVILLE WATER USER'S TRACT), RESERVING A RIGHT OF WAY FOR INGRESS AND EGRESS AS THE ROADWAY NOW TRAVERSES PARALLEL TO HIGHWAY 59 ON THE EAST SIDE OF THE ABOVE DESCRIBED PROPERTY, LESS AND EXCEPT: THAT PART PREVIOUSLY DEEDED TO RICHARD EUGENE HARRIS, DESCRIBED AS FOLLOWS: PART NORTHWEST 1/4 NORTHWEST 1/4, SECTION 35, TOWNSHIP 11 NORTH, RANGE 32 WEST, DESCRIBED AS FOLLOWS: BEGINNING 308.0 FEET NORTH OF THE SOUTHEAST CORNER NORTHWEST 1/4 NORTHWEST 1/4, THENCE WEST 448.0 FEET, THENCE NORTH 125.0 FEET; THENCE EAST 448.0 FEET; THENCE SOUTH 125.0 FEET TO POINT OF BEGINNING.

Street Address: 10829 N. Highway 59, Cedarville, AR 72932

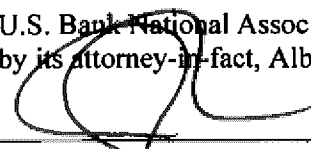
WHEREAS on December 8, 2006 Richard E. Harris and Georgia Harris, husband and wife, executed a Mortgage in favor of U.S. Bank, National Association N.D. Said Mortgage was recorded on January 16, 2007 as instrument number 2007000700 in the real property records of Crawford County, Arkansas. The party 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, specifically the installment due September 7, 2018, 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 4th day of November, 2021.

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



James McPherson, AR Bar No. 2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 21-004460

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 4th day of November, 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: 7/25/2024



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 2021012287
11/04/2021 01:23:50 PM
SHARON BLOUNT BAKER
CRAWFORD COUNTY CIRCUIT CLERK
BY: JESSICA MATHEWS