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**2022-00784**

CRITTENDEN COUNTY, ARKANSAS

FILED FOR RECORD

02/15/2022 11:51 AM

TERRY HAWKINS, CIRCUIT CLERK

BY: CAROLYN PERRY

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Prepared by:  
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1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-000444

**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 25, 2022, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Crittenden County Courthouse, 100 Court Street, Marion, AR 72364 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 Crittenden County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF  
CRITTENDEN, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS:

0.93 ACRE LOT LYING IN THE E1/2 S1/2 NW1/4 SW1/4 NE 1/4, SECTION 1, T-7-N, R-6-E,  
CRITTENDEN COUNTY, ARKANSAS 393 GRASSY LAKE ROAD

A 0.93 ACRE LOT TYING IN THE EAST HALF (E1/2) OF THE SOUTH HALF (S1/2) OF  
THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF  
THE NORTHEAST QUARTER (NE1/4) OF SECTION 1, TOWNSHIP SEVEN NORTH (T- 7-

N), RANGE SIX EAST (R-6-E), CRITTENDEN COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE E1/2 S1/2 NW1/4 SW1/4 NE1/4 OF SAID SECTION 1, THENCE SOUTH 85 DEGREES 34 MINUTES 29 SECONDS WEST 196.00 FEET ALONG THE SOUTH LINE OF THE E1/2 S1/2 NW1/4 SW1/4 NE1/4 OF SAID SECTION 1, THENCE NORTH 03 DEGREES 11 MINUTES 30 SECONDS EAST 223.00 FEET, THENCE NORTH 89 DEGREES 51 MINUTES 11 SECONDS EAST 183.00 FEET TO A POINT ON THE EAST LINE OF THE E1/2 S1/2 NW1/4 SW1/4 NE1/4 OF SAID SECTION 1, THENCE SOUTH 208.00 FEET ALONG THE EAST LINE OF THE E1/2 S1/2 NW1/4 SW1/4 NE1/4 OF SAID SECTION 1 TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES MORE OR LESS. THIS PROPERTY IS SUBJECT TO A 25.0 FOOT EASEMENT ALONG THE SOUTH PROPERTY LINE FOR A ROADWAY AND WATERLINE.

Street Address: 393 Grassy Lake Rd., Earle, AR 72331

WHEREAS on October 27, 2017, Jessie Lee Miles, now deceased, a married man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for IBERIABANK d/b/a IBERIABANK Mortgage. Said Mortgage was recorded on October 31, 2017, as instrument number 2017-04996 in the real property records of Crittenden 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

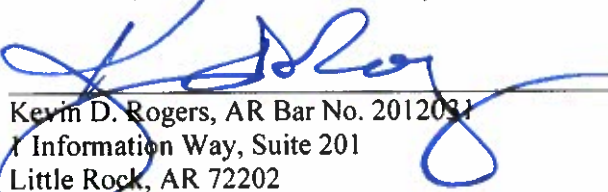
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 June 1, 2020, and all subsequent payments 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.

**\*\*THIS SPACE IS INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 14 day of Feb, 2022.

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

  
Kevin D. Rogers, AR Bar No. 2012081  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-000444

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §



On this 14th day of February, 2022, before me, the undersigned officer, personally appeared, Kevin D. 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.

  
Notary Public

My Commission Expires: 7/25/2024