

Doc Num 2022003146

**\$165.00**

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Filed & Recorded in the Official Records of

SHARON BLOUNT BAKER, CIRCUIT CLERK

BY: CHFRILYN MAISON

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Prepared by:

ALBERTELLI LAW

1 INFORMATION WAY

SUITE 201

LITTLE ROCK, AR 72202

(501) 406-0855

ALAW File 22-002903

**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 31, 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:

SITUATED IN CRAWFORD COUNTY, STATE OF ARKANSAS, TO-WIT:

TRACT 1

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 31 WEST, DESCRIBED AS BEGINNING 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.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 99-023949, OF THE CRAWFORD COUNTY, ARKANSAS RECORDS.

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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, tenants by entirety, executed a Mortgage in favor of U.S. Bank National Association. 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

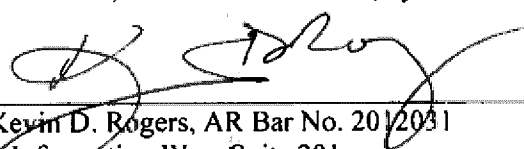
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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, specifically the installment due on January 21, 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

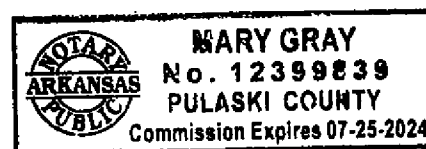
liens or encroachments; any unpaid and/or delinquent taxes or special assessments; any statutory redemption rights of any governmental entity; any prior liens or encumbrances as well as any priority created by a UCC or fixture filing; and, to any matter that an accurate survey of the property might disclose. 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 23 day of MARCH, 2022.

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

  
\_\_\_\_\_  
Kevin D. Rogers, AR Bar No. 2012031  
Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-002903

ACKNOWLEDGEMENT



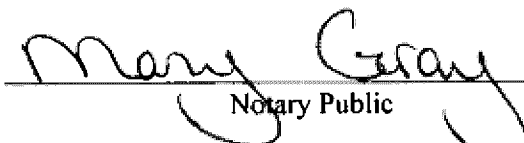
STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 23 day of March, 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.

My Commission Expires:

7/25/2024

  
\_\_\_\_\_  
Notary Public



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 2022003146  
03/23/2022 04:15:10 PM  
SHARON BLOUNT BAKER  
CRAWFORD COUNTY CIRCUIT CLERK  
BY: CHERILYN MALONE