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2022-01256

CRITTENDEN COUNTY, ARKANSAS

FILED FOR RECORD

03/11/2022 03:30 PM

TERRY HAWKINS, CIRCUIT CLERK

BY: CAROLYN PERRY

PAGE #: 2

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-001691

**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 23, 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:

LOT 10 OF THE COLONIAL ESTATES SUBDIVISION TO THE CITY OF MARION,
ARKANSAS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4, PAGE 127 AND RE-
PLATTED IN PLAT BOOK 4, PAGE 217, IN THE OFFICE OF THE CIRCUIT COURT
CLERK AND EX-OFFICIO RECORDER OF CRITTENDEN COUNTY, ARKANSAS

Street Address: 105 Colonial Estates Cv., Marion, AR 72364

WHEREAS on June 27, 2003, Brian L. Walters, single, executed a Mortgage in favor of First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans said Mortgage was recorded on July 1, 2003, in Book 1105 at Page 678 in the real property records of Crittenden County, Arkansas. The Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated June 27, 2003, and recorded on July 7, 2003, in Book 1106 at Page 461 in the real property records of Crittenden

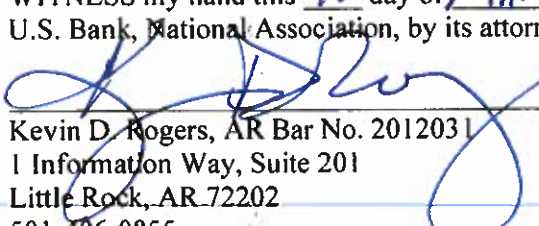
County, Arkansas. The Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated July 24, 2003, and recorded on September 22, 2003, in Book 1117 at Page 621 in the real property records of Crittenden County, Arkansas. The party initiating foreclosure can be contacted 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 October 1, 2021, 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 10 day of MARCH, 2022.

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



Kevin D. Rogers, AR Bar No. 2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-001691

ACKNOWLEDGEMENT

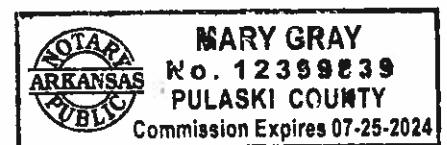
STATE OF ARKANSAS
COUNTY OF PULASKI

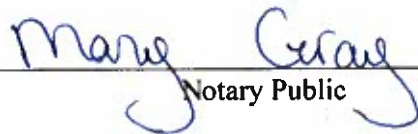
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On this 10 day of March, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

My Commission Expires: 7/25/2024





Notary Public