

**2022-006060**

I certify this instrument  
was filed on:

**03/14/2022 02:22:14 PM**

**Myka Bono Sample  
Saline County Circuit Clerk**

Pages: 4

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-001751

**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 16, 2022, at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

SITUATED IN THE COUNTY OF SALINE, STATE OF ARKANSAS, TO-WIT:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 2, SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 88 DEG. 28 MIN. EAST, ALONG THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 354.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEG. 28 MIN. EAST, ALONG THE SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 135 FEET; THENCE SOUTH

754.8 FEET; THENCE NORTH 87 DEG. 10 MIN. WEST, 135 FEET; THENCE NORTH 744.5 FEET TO THE POINT OF BEGINNING CONTAINING 2.32 ACRES MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 04081157 OF THE SALINE COUNTY, ARKANSAS RECORDS.

LESS AND EXCEPT:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 88 DEG. 28 MIN. EAST, ALONG THE NORTH LINE OF SAID WEST HALF OR THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 304.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEG. 28 MIN. EAST ALONG SAID NORTH LINE, 50 FEET; THENCE SOUTH 744.5 FEET; THENCE NORTH 87 DEG. 10 MIN. WEST, 355.1 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH ALONG SAID WEST LINE 578.5 FEET; THENCE SOUTH 84 DEG. 25 MIN. EAST, 277.5 FEET; THENCE NORTH 9 DEG. 18 MIN. EAST, 176.4 FEET TO THE POINT OF BEGINNING; CONTAINING 4.91 ACRES MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 02-29082 OF SALINE COUNTY, ARKANSAS RECORDS.

LESS AND EXCEPT: A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID WEST HALF SOUTHEAST QUARTER NORTHWEST QUARTER; THENCE NORTH 88 DEG. 28 MIN. EAST ALONG THE NORTH LINE OF SAID WEST HALF SOUTHWEST QUARTER NORTHWEST QUARTER, 304.8 FEET; THENCE SOUTH 09 DEG. 18 MIN. WEST, 176.4 FEET; THENCE NORTH 84 DEG. 25 MIN. WEST, 277.5 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF SOUTHWEST QUARTER NORTHWEST QUARTER; THENCE NORTH ALONG SAID WEST LINE, 138.9 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 0104282 OF THE SALINE COUNTY, ARKANSAS RECORDS.

LESS AND EXCEPT:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 2 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 88 DEG. 28 MIN. EAST, ALONG THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 489.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEG. 28 MIN. EAST ALONG THE SAID NORTH LINE,

160 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0 DEG. 01 MIN. WEST, ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER, 1320.0 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 88 DEG. 28 MIN. WEST, ALONG THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 649.4 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH, ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 331 FEET; THENCE SOUTH 87 DEG. 10 MIN. EAST, 273.5 FEET; THENCE NORTH 271.6 FEET; THENCE SOUTH 87 DEG. 10 MIN. EAST, 216.6 FEET; THENCE NORTH 754.8 FEET TO THE POINT OF BEGINNING, CONTAINING 9.70 ACRES MORE OR LESS.

BEING THE SAME PROPERTY AS CONVEYED BY DEED RECORDED IN VOLUME 02, PAGE 29079 OF THE SALINE COUNTY, ARKANSAS RECORDS.

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.

Street Address: 11413 Ray Bryant Rd., Bauxite, AR 72011

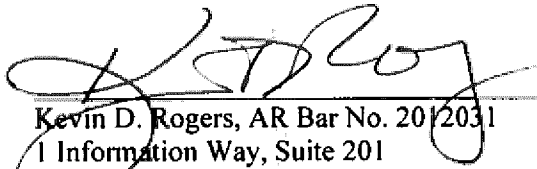
WHEREAS on September 22, 2014, Dale Bain and Rada Ann Bain, husband and wife, executed a Mortgage in favor of U.S. Bank National Association. Said Mortgage was recorded on October 17, 2014, as instrument number 14 077216 in the real property records of Saline County, Arkansas. The party initiating foreclosure 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 April 22, 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 14 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. 22-001751

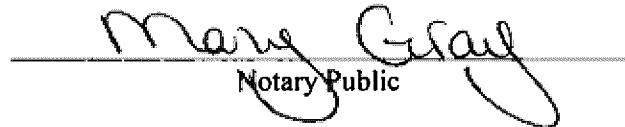
ACKNOWLEDGEMENT



STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 14 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.

  
Notary Public

My Commission Expires: 7/25/2024