

Jeannie Pike - Circuit Clerk
Garland, AR
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03/22/2022 1:39PM

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-000324

**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 June 8, 2022, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR-71901 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 Garland County, Arkansas more particularly described as follows:

A PART OF SE1/4 NW1/4, SEC. 21, TWP. 3 SOUTH, RGE. 19 WEST OF GARLAND COUNTY, ARKANSAS. COMMENCE AT THE NE COR. OF SAID SE 1/4 NW 1/4 THENCE S 2 DEGREES 17 MINUTES 53 SECONDS W A DIST. OF 355.65' TO A 1/2" REBAR; THENCE N 61 DEGREES 58 MINUTES 44 SECONDS W A DIST OF 98.62' TO 1/2" REBAR (BLEES) THENCE N 66 DEGREES 43 MINUTES 57 SECONDS W A DIST. OF 169.94' TO 3/4" PIPE; THENCE S 1 DEGREES 17 MINUTES 00 SECONDS W A DIST OF 124.06' TO A SET 1/2" REBAR AND POINT OF BEG.; THENCE S 86 DEGREES 54 MINUTES 03 SECONDS E A DIST OF 114.17' TO SET 1/2" REBAR; THENCE S 1 DEGREES 46 MINUTES 33 SECONDS W A DIST. OF 30.0' TO 1/2" REBAR; THENCE S 1 DEGREES 14 MINUTES 02 SECONDS W A DIST. OF 199.36' TO 1/2" REBAR ON NORTH R-O-W OF SAN CARLOS POINT; THENCE N 86 DEGREES 54 MINUTES 03 SECONDS W ON SAID R-O-W A DIST. OF 114.09' TO 1/2" PIPE; THENCE N 1 DEGREES 17 MINUTES 00 SECONDS E A DIST. OF

229.36' TO POINT OF BEG. (BEING TRACT B ACCORDING TO PLAT RECORDED IN BOOK 15 AT PAGE 96 OF THE PLAT RECORDS OF GARLAND COUNTY, ARKANSAS.)

Street Address: 169 San Carlos Pt., Hot Springs, AR 71913

WHEREAS on August 31, 2017, Douglas F. Freeman, Jr., an unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc as a nominee for Arkansas Federal Credit Union. Said Mortgage was recorded on September 1, 2017, in Book 3877 at Page 486 in the real property records of Garland County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated March 26, 2019, and recorded on April 8, 2019, in Book 4037 at Page 432 in the real property records of Garland 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

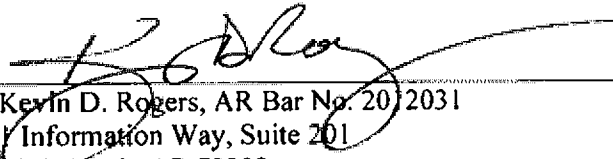
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 July 1, 2019, 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.

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WITNESS my hand this 22 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. 22-000324


ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 22 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

Trans: 329089

Total Fees: \$165.00

Garland County, AR

I certify this instrument was Electronically filed
on 03/22/2022 1:39PM

in DEED Book 4424 Pages 0450 - 0453

Jeannie Pike - Circuit Clerk