

**L202202392**  
**BAXTER CO. AR FEE \$180.00**  
PRESENTED & RECORDED  
**03/02/2022 10:44:45**  
**CANDA REESE**  
COUNTY AND CIRCUIT CLERK  
BY: AMANDA SCHILLING  
DEPUTY  
**FORECLOSURE**  
**3 Pages**

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Prepared by:  
AL.BERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-000394

**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 11, 2022, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Baxter County Courthouse, One East 7th, Mtn. Home, AR 72653 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 Deed of Trust is located in Baxter County, Arkansas more particularly described as follows:

A PART OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 07,  
TOWNSHIP 18, NORTH. RANGE 13 WEST. BAXTER COUNTY, ARKANSAS  
DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST  
QUARTER OF SECTION 07, TOWNSHIP 18 NORTH. RANGE 13 WEST. BAXTER  
COUNTY, ARKANSAS GO SOUTH 01 DEGREES 30 MINUTES 00 SECONDS  
WEST, 1373.58 FEET; THEN GO NORTH 88 DEGREES 39 MINUTES 50 SECONDS  
WEST. 683.29 FEET TO THE POINT OF BEGINNING OF THE TRACT BEING  
DESCRIBED; THEN CONTINUE NORTH 88 DEGREES 39 MINUTES 50 SECONDS  
WEST, 218.98 FEET TO THE EAST RIGHT OF WAY LINE OF ARKANSAS

HIGHWAY NO.126; THEN GO ALONG THE SAID RIGHT OF WAY LINE SOUTH 14 DEGREES 13 MINUTES 47 SECONDS WEST. 62.44 FEET; SOUTH 12 DEGREES 14 MINUTES 34 SECONDS WEST. 164.57 FEET; THEN LEAVING THE SAID RIGHT OF WAY LINE GO SOUTH 88 DEGREES 31 MINUTES 42 SECONDS EAST, 283.41 FEET; THEN NORTH 01 DEGREES 30 MINUTES 00 SECONDS EAST, 223.09 FEET TO THE, POINT OF BEGINNING.

SUBJECT TO A 50 FOOT WIDE INGRESS-EGRESS AND. UTILITY EASEMENT OVER AND ACROSS THE NORTH 50 FEET THEREOF.

Street Address: 27 Twilight Trail, Mountain Home, AR 72653

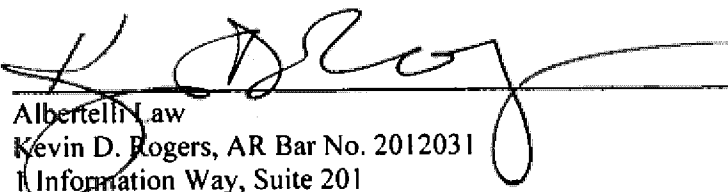
WHEREAS on October 26, 2007, James A. Rogers, now deceased and Cindy L. Rogers, now deceased, husband and wife, executed a Deed of Trust in favor of Dyke, Henry, Goldsholl & Winzerling, PLC, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. Said Deed of Trust was recorded on October 29, 2007, as instrument number 12458-2007 in the real property records of Baxter County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank, N.A. by virtue of an assignment dated January 20, 2011, and recorded on February 28, 2011, as instrument number 1610-2011 in the real property records of Baxter 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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 February 1, 2020, 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.

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

WITNESS my hand this 1 day of March 2022

  
Albertelli Law  
Kevin D. Rogers, AR Bar No. 2012031  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-000394

ACKNOWLEDGEMENT



STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 1 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