

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-001511

**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 18, 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:

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

PARTS OF THE NW 1/4 SE 1/4 AND SW 1/4 NE 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 21 WEST, GARLAND COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NW 1/4 SE 1/4; THENCE SOUTH 73 DEGREES 08 MINUTES, 11 SECONDS WEST A DISTANCE OF 652.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 57 DEGREES, 26 MINUTES, 55 SECONDS WEST A DISTANCE OF 265.69 FEET TO THE EASTERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY #227; THENCE NORTH 26 DEGREES, 24 MINUTES, 19 SECONDS WEST, A DISTANCE OF 338.88 FEET TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD; THENCE NORTH 69 DEGREES, 48 MINUTES, 41 SECONDS EAST. A

DISTANCE OF 199.20 FEET; THENCE SOUTH 41 DEGREES, 15 MINUTES, M 27 SECONDS EAST A DISTANCE OF 293.54 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 01.64 ACRES.

SUBJECT TO ALL EASEMENTS, COVENANTS, 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 VOLUME 1578, PAGE 40 OF THE GARLAND COUNTY, ARKANSAS RECORD.

Street Address: 3537 Timberlake Dr., Royal, AR 71968

WHEREAS on March 25, 2013, Jim R. McCorvey and Marzell McCorvey, husband and wife, executed a Mortgage in favor of U S Bank National Association ND, a national banking association organized under the laws of the United States. Said Mortgage was recorded on April 22, 2013, in Book 3451 at Page 436 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

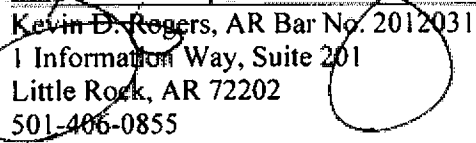
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 June 5, 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.

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

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. 22-001511

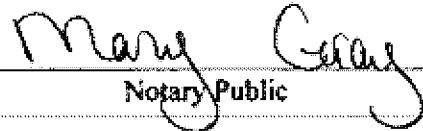
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
 COUNTY OF PULASKI §

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.




 Notary Public

My Commission Expires: 7/25/2024

Trans: 328382

Total Fees: \$165.00

Garland County, AR

I certify this instrument was Electronically filed
on 03/10/2022 1:54PM

in DEED Book 4420 Pages 0389 - 0392

Jeannie Pike - Circuit Clerk