

L202200622

ASHLEY CO. AR FEE \$180.00

PRESENTED & RECORDED

02/28/2022 13:28:44

VICKIE STELL

Circuit Clerk

BY: KIM LAUHON

CHIEF DEPUTY CLERK

BK: MS 2022

PG: 339 - 341

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-000428

**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 12, 2022, at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Ashley County Courthouse, 205 East Jefferson, Hamburg, AR 71646 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 Ashley County, Arkansas more particularly described as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 8 WEST, ASHLEY COUNTY,
ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF
OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE RUN WEST
ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER 334 FEET; THENCE RUN NORTH 66 FEET; MORE OR LESS TO
THE CENTERLINE OF A NOW EXISTING WET-WEATHER CREEK; THENCE RUN UP
(NORTHEASTERLY) THE MEANDERS OF THE CENTERLINE OF THE CREEK TO A

POINT WHERE THE CENTERLINE OF THE CREEK BED INTERSECTS WITH THE EAST BOUNDARY LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND WHICH POINT IS 295 FEET, MORE OR LESS, SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE RUN SOUTH ALONG THE EAST BOUNDARY LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 1,035 FEET TO THE POINT OF BEGINNING.

Street Address: 601 Ashley Road 6 E, Crossett, AR 71635

WHEREAS on February 5, 2016, Jennifer Leigh King and Michael J. Sinnema, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Premia Mortgage, LLC DBA Premia Relocation Mortgage. Said Mortgage was recorded on February 8, 2016, in Book 2016 at Page 579 in the real property records of Ashley County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated September 27, 2019, and recorded on October 7, 2019, in Book MS 2019 at Page 2041 in the real property records of Ashley 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

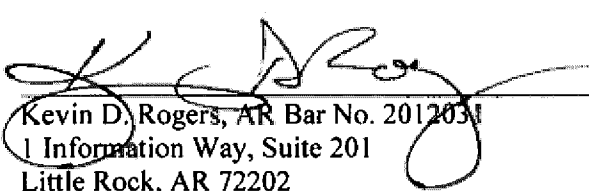
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 November 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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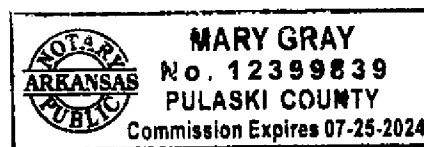
WITNESS my hand this 28 day of Feb, 2022.

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. 22-000428

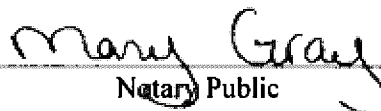
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 28th day of February, 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