

(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 22-003307

**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 22, 2022, at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Grant County Courthouse, 101 W. Center Street, Sheridan, AR 72150 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 Grant County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GRANT, STATE OF ARKANSAS AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN GRANT COUNTY, STATE OF ARKANSAS, ID# 603-00015-000, BEING KNOWN AND DESIGNATED AS LOT 15, GRANT FIELDS SUBDIVISION THE PLAT OF WHICH IS RECORDED IN PLAT CABINET A PAGE 424 IN GRANT COUNTY ARKANSAS.

Street Address: 308 Grant 190020 Lot 13, White Hall, AR 71602

WHEREAS on September 24, 2014, Cody A. Cockrell, executed a Mortgage in favor of U.S. Bank National Association. Said Mortgage was recorded on April 20, 2015, in Book 328 at Page 451 in the real property

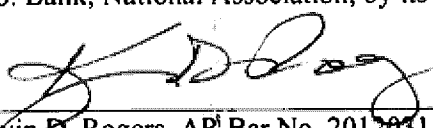
records of Grant County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, at Telephone No. 800-365-7772; and

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 24, 2017, 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 13 day of April, 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. 22-003307

# ACKNOWLEDGEMENT

STATE OF ARKANSAS  
 COUNTY OF PULASKI

§  
 §

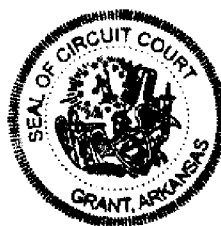


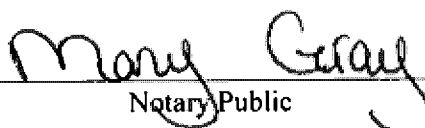
On this 13 day of April, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

7/25/2024



  
 Notary Public

I certify that this instrument was  
 filed on 04/13/2022 01:38 PM  
 and recorded in  
 DEED Book 312  
 Page 554 - 555  
 GERALD D. HARRISON JR.  
 Circuit Clerk - GRANT County, AR