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2022-01943

CRITTENDEN COUNTY, ARKANSAS

FILED FOR RECORD

04/07/2022 01:41 PM

TERRY HAWKINS, CIRCUIT CLERK

BY: CAROLYN PERRY

PAGE #: 2

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Prepared by:
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ALAW File 22-001426

**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 July 18, 2022, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Crittenden County Courthouse, 100 Court Street, Marion, AR 72364 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 Crittenden County, Arkansas more particularly described as follows:

LOT 323, PHASE IV BAYOU VISTA SUBDIVISION, IN THE CITY OF MARION,
ARKANSAS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5, PAGES 146 &
149, RECORDS OF CRITTENDEN COUNTY, ARKANSAS.

Street Address: 908 Bayou Vista Dr., Marion, AR 72364

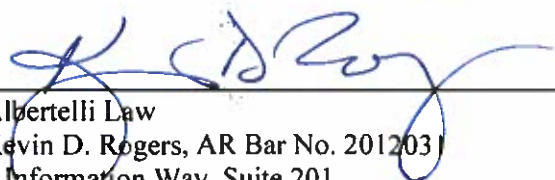
WHEREAS on October 9, 2014, Michael T. Throgmartin, a married person, executed a Deed of Trust in favor of Iberiabank, as trustee for Mortgage Electronic Registration Systems Inc., as nominee for Iberiabank Mortgage Company, an Arkansas Corporation. Said Deed of Trust was recorded on October 10, 2014, as instrument number 2014-04955 in the real property records of Crittenden County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated February 21, 2019, and recorded on March 1, 2019, as instrument number 2019-00852 in the real property

records of Crittenden 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

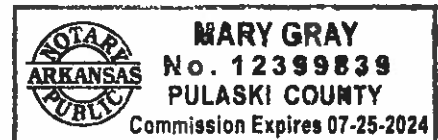
WHEREAS, the undersigned is the substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due on October 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.

WITNESS my hand this 6 day of April, 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. 22-001426

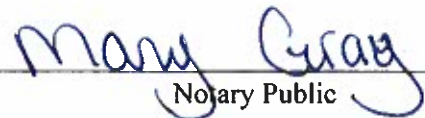
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 6 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.


Notary Public

My Commission Expires: 7/25/2024