

Doc Num 2022004511

\$180.00

04/25/2022 08:16:24

Filed & Recorded in the Official Records of  
SHARON R. OLINT BAKER, CIRCUIT CLERK  
BY: JESSICA MATHEWS

(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 22-003807

**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 July 12, 2022, at or about 1:30PM, the subject real property described herein below will be sold at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 Crawford County, Arkansas more particularly described as follows:

PART OF LOTS 1, 2, AND 3, BLOCK 21, ORIGINAL TOWN OF ALMA, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET REBAR MARKING THE NORTHWEST CORNER OF LOT 2, BLOCK 21, ORIGINAL TOWN OF ALMA. THENCE ALONG THE NORTH LINE OF SAID LOT 2, NORTH 73 DEGREES 14 MINUTES 48 SECONDS EAST, 20.00 FEET TO AN EXISTING IRON PIN. THENCE LEAVING SAID NORTH LINE, SOUTH 16 DEGREES 19 MINUTES 52 SECONDS EAST, 139.51 FEET TO A SET REBAR ON THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF DAVIS STREET. THENCE ALONG THE SOUTH LINE OF LOTS 1 AND 3 AND ALONG SAID RIGHT-OF-WAY LINE, SOUTH 71 DEGREES 09 MINUTES 02 SECONDS WEST, 76.50 FEET TO AN EXISTING IRON PIN. THENCE LEAVING THE SOUTH LINE OF SAID LOT 3 AND LEAVING SAID RIGHT-OF-WAY LINE, NORTH 20 DEGREES 12 MINUTES 00 SECONDS WEST, 140.00 FEET TO AN EXISTING IRON PIN ON THE NORTH LINE OF LOT

3, BLOCK 21, ORIGINAL TOWN OF ALMA. THENCE ALONG THE NORTH LINE OF SAID LOT 3, NORTH 71 DEGREES 00 MINUTES 00 SECONDS EAST, 66.00 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY BY SATTERFIELD LAND SURVEYORS, P.A., DATED SEPTEMBER 12, 2000, JOB NO. 26,648, AND FILED FOR RECORD ON OCTOBER 10, 2000 AS SURVEY 2000-392.

Street Address: 38 Davis St., Alma, AR 72921

WHEREAS on December 22, 2015, Jammy Belt, a married man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Armstrong Bank, a corporation. Said Mortgage was recorded on December 22, 2015, as instrument number 2015011643 in the real property records of Crawford County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated October 17, 2018, and recorded on October 23, 2018, as instrument number 2018010417 in the real property records of Crawford 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

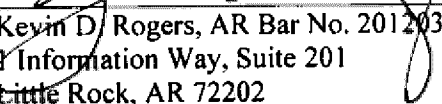
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 January 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 22 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. 22-003807

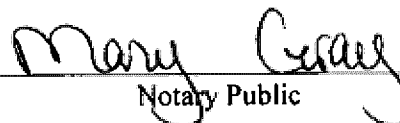
ACKNOWLEDGEMENT



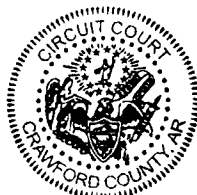
STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 22 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



CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF CRAWFORD  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
Doc Num 2022004511  
04/25/2022 08:16:24 AM  
SHARON BLOUNT BAKER  
CRAWFORD COUNTY CIRCUIT CLERK  
BY: JESSICA MATHEWS