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2022-03399

CRITTENDEN COUNTY, ARKANSAS

FILED FOR RECORD

06/21/2022 10:58 AM

TERRY HAWKINS, CIRCUIT CLERK

BY: CAROLYN PERRY

PAGE #: 2

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Prepared by:  
ALBERTELLI LAW  
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SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-005634

**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 August 29, 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 41 OF THE GRASSY LAKE SUBDIVISION, CRITTENDEN COUNTY,  
ARKANSAS AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2 AT PAGES 481  
AND 482, LYING IN THE SW1/4 OF SECTION 36, T-8-N. R-6-E.

Street Address: 361 Easter Rd., Earle, AR 72331

WHEREAS on November 28, 2007, Holley S. Bird, a married person, executed a Deed of Trust to Pulaski Bank & Trust Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as Nominee of Pulaski Mortgage Company, an Arkansas Corporation. Said Deed of Trust was recorded on November 30, 2007, in Book 1317 at Page 590 and re-recorded on February 4, 2008, in Book 1324 at Page 253 and re-recorded on February 15, 2008, in Book 1325 at Page 424 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 March 22, 2013, and recorded on April 1, 2013, in Book 1483 at Page 202 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 May 1, 2020, and each subsequent payments 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 20 day of June, 2022

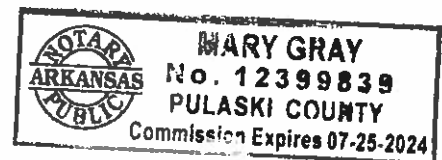
  
Albertelli Law

Kevin D. Rogers, AR Bar No. 2012031  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-005634

ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

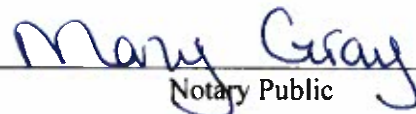
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On this 20 day of June, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

My Commission Expires: 7/25/2024

  
Notary Public