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Prepared by:
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1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-005123

**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 August 23, 2022, at or about 9:00AM, the subject real property described herein below will be sold at the Main Entrance of the Benton County Courthouse, 102 Northeast A St., Bentonville, AR 72712 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 Benton County, Arkansas more particularly described as follows:

LOT 62, SAND SPRINGS SUBDIVISION, PHASE I, TO THE CITY OF CAVE SPRINGS.
BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK "2008" AT
PAGES 9 AND 10.

Street Address: 951 Glass St., Cave Springs, AR 72718

WHEREAS on January 9, 2015, Charlotte Robertson, single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Benefit Bank. Said Mortgage was recorded on January 13, 2015, in Book 2015 at Page 4685 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated February 8, 2018, and recorded on February 8, 2018, as instrument number L201806604 in the real property records of Benton County, Arkansas. The party initiating foreclosure can be contacted at or in care

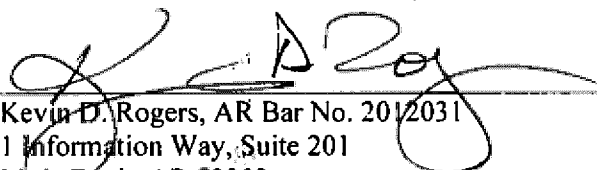
of its servicer initiating foreclosure at: U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, at Telephone No. 800-365-7772; and

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, 2022, 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 June, 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. 22-005123

ACKNOWLEDGEMENT

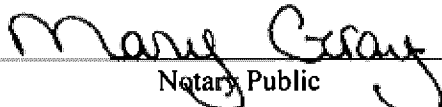
STATE OF ARKANSAS
 COUNTY OF PULASKI

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On this 6 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.


 Notary Public

My Commission Expires:

7/25/2024



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202237928**
08/06/2022 03:28:58 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder