

Jeannie Pike - Circuit Clerk
Garland, AR
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08/04/2022 10:08AM

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-006443

**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 October 19, 2022, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 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 Garland County, Arkansas more particularly described as follows:

TRACT I:

ALL OF THE SE1/4 NW1/4, SECTION 28, T2S, R18W, GARLAND COUNTY, ARKANSAS. ACCORDING TO SURVEY PREPARED BY VINCENT C. HARRIS, RPLS. NO. 1414, DATED OCTOBER 4, 2005.

TRACT II:

PART OF THE SW1/4 NW 1/4, BEING ALL OF LOTS 9A, 11A, 11, 12 AND PART OF LOT 8 OF CEDAR CREEK ADDITION, UNRECORDED, ALL IN SECTION 28, T2S, R18W, GARLAND COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SW1/4 NW1/4, THENCE SOUTH 02 DEGREES 20 MINUTES 47 SECONDS WEST, 229.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 09 MINUTES 18 SECONDS WEST, 66.87 FEET; THENCE SOUTH 00

DEGREES 50 MINUTES 42 SECONDS WEST, 326.82 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 40 SECONDS WEST, 217.24 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 51 SECONDS EAST, 417.32 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 15 SECONDS WEST, 321.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 987.79 FEET AND A CENTRAL ANGLE OF 17 DEGREES 03 MINUTES 54 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 75 DEGREES 01 MINUTES 00 SECONDS WEST 293.12 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID CURVE, 294.20 FEET TO A POINT OF CUSP; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST, 383.91 FEET; THENCE SOUTH 87 DEGREES 32 MINUTES 23 SECONDS EAST, 846.39 FEET; THENCE NORTH 02 DEGREES 20 MINUTES 47 SECONDS EAST, 1075.86 FEET TO THE POINT OF BEGINNING. ACCORDING TO SURVEY PREPARED BY VINCENT C. HARRIS, RPLS NO.1414, DATED OCTOBER 4, 2005.

Street Address: 132 Newark Trail Hot Springs AR 71901

WHEREAS on December 9, 2019, David F. Heindl, unmarried, executed a Mortgage in favor of U.S. Bank National Association. Said Mortgage was recorded on January 6, 2020, in Book 4118 at Page 388 in the real property records of Garland 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

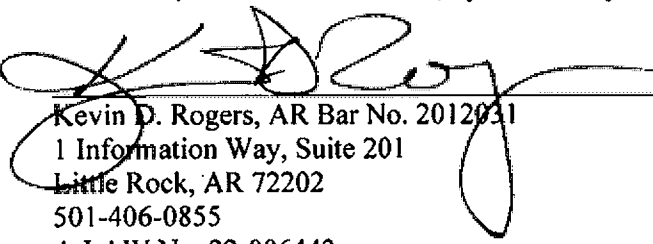
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 February 8, 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.

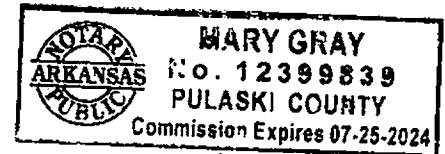
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WITNESS my hand this 4 day of August, 2022.

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. 22-006443

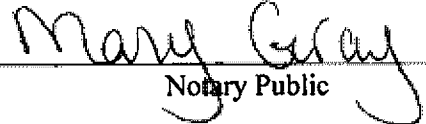
ACKNOWLEDGEMENT



STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 4 day of August, 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

Trans: 338107

Total Fees: \$165.00

Garland County, AR

I certify this instrument was Electronically filed
on 08/04/2022 10:08AM

in DEED Book 4474 Pages 0652 - 0655

Jeannie Pike - Circuit Clerk