

**File# 2022-00033056**

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-010300

**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 December 27, 2022 at or about 11:30 AM, the subject real property described herein below will be sold at the Main Entrance of the Washington County Courthouse, 280 N. College, #302, Fayetteville, AR 72701 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 Washington County, Arkansas more particularly described as follows:

LOT 20, BLOCK 1, HUNTERS RIDGE, PHASE II, SPRINGDALE, WASHINGTON  
COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD 12 AT PAGE 39.

Street Address: 516 Robin Hood Ct Springdale AR 72764

WHEREAS on July 10, 2009 Kathy A Giddens, single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Liberty Bank of Arkansas, an Arkansas Banking Corporation said Mortgage was recorded on July 14, 2009 as instrument number 2009-00022688 in the real property records of Washington County, Arkansas. Mortgage was subsequently assigned to U.S. Bank, N.A. by virtue of an assignment dated February 17, 2011 and recorded on February 23, 2011 as instrument number 2011-00005184 in the real property records of Washington County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S.

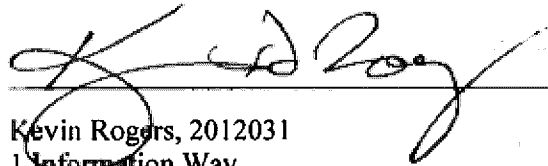
BANK NATIONAL ASSOCIATION, 4801 Frederica Street, Owensboro, KY 42301, at Telephone No. 800-365-7772 ; and

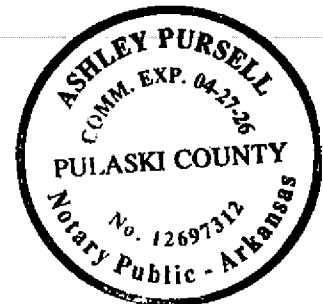
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 October 1, 2021, 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 7 day of OCTOBER, 2022.

U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

  
\_\_\_\_\_  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-010300

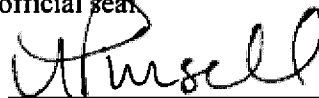


ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 7<sup>th</sup> day of October, 2022, before me, the undersigned officer, personally appeared Kevin 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

Washington County, AR  
I certify this instrument was filed on  
10/7/2022 12:22:37 PM  
and recorded in REAL ESTATE

My Commission Expires: 4-27-26

File# 2022-00033056  
Kvle Sylvester - Circuit Clerk

  
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Kvle Sylvester - Circuit Clerk