



DocId:8036612

Tx:4021729

2022-05706

**CRITTENDEN COUNTY, ARKANSAS
FILED FOR RECORD**

10/26/2022 10:27 AM

TERRY HAWKINS, CIRCUIT CLERK

BY: DEBORAH WISEMAN

PAGE #: 3

(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 22-010612

**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 January 6, 2023, 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 Mortgage is located in Crittenden County, Arkansas more particularly described as follows:

LOT 10 OF THE COLONIAL ESTATES SUBDIVISION TO THE CITY OF MARION,
ARKANSAS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4 AT PAGE 127 AND
RE-PLATTED IN PLAT BOOK 4 AT PAGE 217, IN THE OFFICE OF THE CIRCUIT COURT
CLERK AND EX- OFFICIO RECORDER OF CRITTENDEN COUNTY, ARKANSAS.

Street Address: 105 Colonial Estates Cv Marion AR 72364

WHEREAS on June 27, 2003 Brian L. Walters, single, executed a Mortgage in favor of First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans said Mortgage was recorded on July 1, 2003 in Book 1105 Page 678 in the real property records of Crittenden County, Arkansas. Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated July 1, 2003 and recorded on July 7, 2003 in Book 1106 Page 461 in the real property records of Crittenden County,

Arkansas. Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated July 24, 2003 and recorded on September 22, 2003 in Book 1117 Page 621 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, Successor by Merger to the Leader Mortgage Company, 4801 Frederica Street, Owensboro, KY 42301, at Telephone No. 800-365-7772 ; and

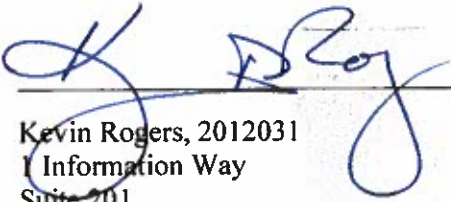
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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.

**** THIS SPACE INTENTIONALLY LEFT BLANK ****

WITNESS my hand this 25 day of October, 2022.

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


Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-010612

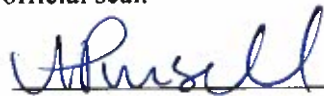


ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 25th 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

My Commission Expires: 4-27-26