

2023-001418

I certify this instrument
was filed on:

01/25/2023 12:32:06 PM

**Myka Bono Sample
Saline County Circuit Clerk**

Pages: 3
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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-014087

**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 April 3, 2023, at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 OF NE 1/4, RUN THENCE NORTH 00 DEG. 00 MIN, 00 SEC. WEST FOR 42.76 FEET ALONG THE EAST LINE THEREOF, RUN THENCE NORTH 85 DEG.22 MIN.26 SEC. WEST FOR 225.00 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE NORTH 85 DEG.22 MIN. 26 SEC. WEST FOR 75.00 FEET; RUN THENCE NORTH 00 DEG.00 MIN.00 SEC. WEST FOR 150.00 FEET; RUN THENCE SOUTH 85 DEG.22 MIN 26 SEC. EAST FOR 75.00 FEET; RUN THENCE SOUTH 00 DEG.00 MIN.00 SEC. EAST FOR 150.00 FEET TO THE POINT OF BEGINNING.

Street Address: 2994 Gattin Rd Benton AR 72015

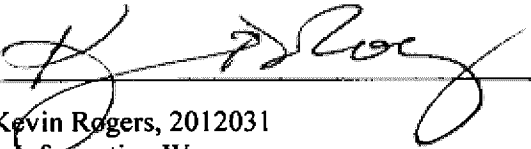
WHEREAS on November 18, 2004, Roland Rhodes and Janet Rhodes, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Pulaski Mortgage Company said Mortgage was recorded on December 16, 2004, as instrument number 2004-12395, and re-recorded on October 14, 2005, as Instrument No.2005-112944 in the real property records of Saline County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated December 17, 2013, and recorded on December 30, 2013, as instrument number 2013-115757 in the real property records of Saline 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, 2020, 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 24 day of Jan, 2023. 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. 22-014087

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 24th day of January, 2023, 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

