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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-008350

**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 June 21, 2023 at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Grant County Courthouse, 101 W. Center, Rm. 106, Sheridan, AR 72150 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 Grant County, Arkansas more particularly described as follows:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 13 WEST, GRANT COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND RUN THENCE SOUTH 88 DEGREES 51 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE THEREOF FOR 211.71 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 26 SECONDS WEST FOR 242.96 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 01 SECONDS EAST FOR 106.92 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS EAST FOR 19.55 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 56 SECONDS EAST FOR 105.44 FEET TO THE EAST LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 13 MINUTES 17 SECONDS EAST ALONG THE SAID EAST LINE FOR 262.88 FEET TO THE

POINT OF BEGINNING.

Street Address: 959 Grant 83 Sheridan AR 72150

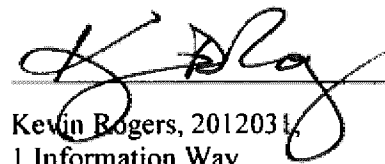
WHEREAS on February 27, 2004 Delman Ray Owens Jr. and Teri N. Owens, Husband and Wife, executed a Mortgage in favor of U.S. Bank N.A. said Mortgage was recorded on March 2, 2004 as Book 195, Page 303, in the real property records of Grant County, Arkansas. Said Mortgage was subsequently Select Portfolio Servicing Inc. by virtue of an assignment dated September 1, 2022 and recorded on September 1, 2022 in Book 2022, Page 26 in the real property records of Grant County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City UT 84119 at Telephone No. 888-349-8955; 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 December 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.

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WITNESS my hand this 11th day of April, 2023. Select Portfolio Servicing, Inc., by its attorney-in-fact,
Albertelli Law



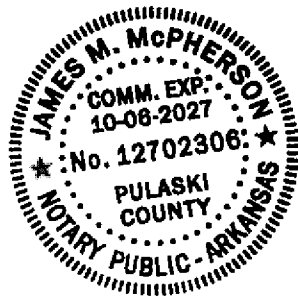
Kevin Rogers, 2012031,
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-008350

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11th day of April, 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.

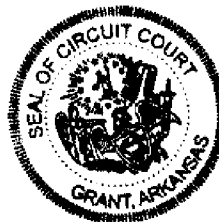
IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public

My Commission Expires: 10-6-27



I certify that this instrument was
filed on 04/12/2023 10:36 AM
and recorded in
DEED Book 319
Page 448 - 450
GERAL D. HARRISON JR.
Circuit Clerk - GRANT County, AR