

(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 23-003976

**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 26, 2023, at or about 10:00am , the subject real property described herein below will be sold at of the Logan County Courthouse, 366 North Broadway Street, Booneville, AR 72927 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 Deed of Trust is located in Logan County, Arkansas more particularly described as follows:

LOTS 6 (SIX) AND 8 (EIGHT), OF BLOCK 14 (FOURTEEN) OF BORUM'S  
ADDITION TO THE TOWN OF BOONEVILLE, LOGAN COUNTY, ARKANSAS.

Street Address: 273 W Dena St Booneville AR 72927

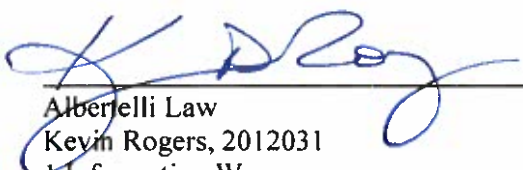
WHEREAS, the undersigned is the holder of the Beneficial interest under a certain Deed of Trust executed on May 19, 1998 by Gary Dustin Strickland and Tina Ellen Strickland, husband and wife, to John T. Hampton as Trustee for First Western Mortgage, Inc. said Deed of Trust having been recorded on May 20, 1998, in Book No. 98-4, at Page No. 582 in the office of the Circuit Clerk and Ex-Officio Recorder of Logan County, Arkansas. Said Deed of Trust was subsequently assigned to The Leader Mortgage Company by virtue of an Assignment of Deed of Trust/Mortgage dated May 19, 1998, and filed of record on June 30, 1998, as Instrument No. 98-6162 in the office of the Circuit Clerk and Ex-Officio Recorder of Logan 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 2800 Tamarack Road 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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 November 1, 2022, and each subsequent payment to date are now due and the same is now therefore wholly 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 20 day of April, 2023

  
Alberjelli Law  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-003976



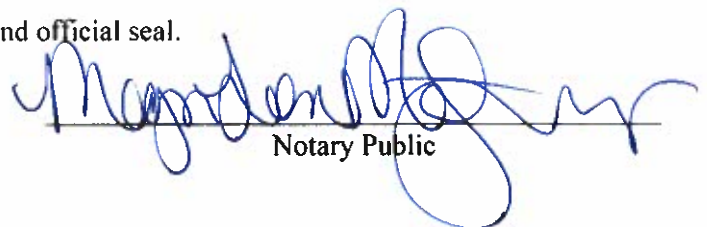
ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 20 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.

My Commission Expires: 4/14/2033

  
Notary Public

I certify that this instrument was  
filed and recorded in  
Deeds and Mortgages  
Book 2023  
Page 2102 - 2103  
04/24/2023 1:10 PM  
APRIL HICE, CLERK  
Circuit Clerk  
Southern District  
LOGAN COUNTY, ARK.  
Country  
COMM. EXP. 4-14-2033  
12722747  
MAGNANN MONTGOMERY  
PULASKI COUNTY  
NOTARY PUBLIC - ARKANSAS