

L202304668

BAXTER CO. AR FEE \$180.00

PRESENTED & RECORDED

05/26/2023 12:32:26

CANDA REESE

COUNTY AND CIRCUIT CLERK

BY: AMANDA SCHILLING

DEPUTY

FORECLOSURE

3 Pages

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Prepared by
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-005314

**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 August 2, 2023, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Baxter County Courthouse, One East 7th, Mtn. Home, AR 72653 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 Baxter County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BAXTER, CITY OF GASSVILLE, STATE OF ARKANSAS AND IS DESCRIBED AS FOLLOWS:

PART OF THE SE1/4 SW1/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 14 WEST, AND PART OF THE NE1/4 NW1/4 OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 14 WEST, LBWR, BAXTER COUNTY, ARKANSAS, BEING FURTHER DESCRIBED AS FOLLOWS: STARTING AT THE SW CORNER OF THE SW1/4 SW1/4 OF SAID SECTION 32, RUN NORTH, 217.9 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 58' EAST, 1297.5 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY OF WHITMILL AVENUE, SAID POINT BEING THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; RUN THENCE NORTH 1 DEGREES 15' EAST, ALONG THE EAST SIDE OF COUNTY ROAD, 112.8 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 58' EAST,

240.0 FEET TO AN IRON PIN; THENCE SOUTH 1 DEGREE 15' WEST, 365.6 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 58' WEST, 240.0 FEET TO AN IRON PIN; THENCE NORTH 1 DEGREE 15' EAST, 252.8 FEET TO THE POINT OF BEGINNING.
Street Address: 98 County Road 601 Gassville AR 72635

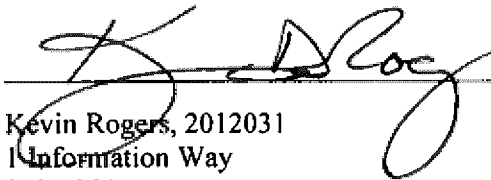
WHEREAS on September 11, 2019, Jeremy Biggerstaff, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for The Federal Savings Bank said Mortgage was recorded on September 18, 2019, as instrument number L201908222 in the real property records of Baxter County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated June 17, 2021, and recorded on June 17, 2021, as instrument number L202106968 in the real property records of Baxter County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association 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 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, 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 25 day of May, 2023. 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. 23-005314

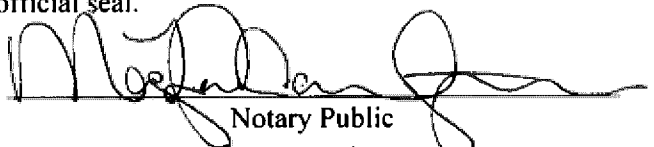
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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§

On this 25 day of May, 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: 4/14/2033

