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Filed & Recorded in the Official Records of
SHARON BLOUNT BAKER, CIRCUIT CLERK
BY: JENNIFER REED

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Prepared by:
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(501) 406-0855
ALAW File 23-007998

**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 October 17, 2023, at or about 1:30PM, the subject real property described herein below will be sold at of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 Crawford County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED LAND, SITUATED IN CRAWFORD COUNTY,
STATE OF ARKANSAS, TO WIT:

LOT 1393, WESTERN HILLS PHASE IV, VAN BUREN, ARKANSAS, ALSO
DESCRIBED AS 1007 SANDSTONE DRIVE, ACCORDING TO SURVEY BY
BRIXEY, BAKER & ASSOCIATES, INC., DATED APRIL 28, 2000.

Street Address: 1007 Sandstone Dr Van Buren AR 72956

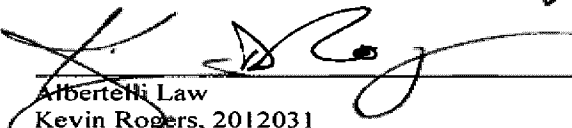
WHEREAS on May 18, 2000, Weldon A. Gartman and Lisa D. Gartman, husband and wife, granted a Deed of Trust to Morril Harriman, as trustee for Citizens Bank & Trust Company. Said Deed of Trust was recorded on May 19, 2000, in Book 2000 at Page 16468 in the real property records of Crawford County, Arkansas. The Deed of Trust was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated May 19, 2000 and recorded on May 19, 2000 in Book 2000 at Page 16476 in the real property records of Crawford 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 May 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 14 day of August, 2023.


Albertelli Law
Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-007998

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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§

On this 14 day of August, 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



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF CRAWFORD
I hereby certify that this instrument was
Filed and Recorded in the Official Records
Doc Num 2023007144
08/17/2023 08:19:34 AM
SHARON BLOUNT BAKER
CRAWFORD COUNTY CIRCUIT CLERK
BY: JENNIFER REED