

DocId:8047306

Tx:4027196

2023-05529

CRITTENDEN COUNTY, ARKANSAS

FILED FOR RECORD

12/20/2023 12:13 PM

TERRY HAWKINS, CIRCUIT CLERK

BY: CAROLYN PERRY

PAGE #: 2

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-012430

**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 February 26, 2024 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Crittenden County Courthouse, 100 Court Street, Marion, AR 72364 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 Crittenden County, Arkansas more particularly described as follows:

LOTS 32 AND 33 OF THE REPLAT OF CORRECTION PLAT OF MORNING SUN  
SUBDIVISION, SECOND ADDITION, LYING IN THE E1/2 E1/2 SW1/4 AND THE E1/2  
E1/2 NW1/4 SOUTH OF HIGHWAY 218 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 7  
EAST AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3 AT PAGE 156, RECORDS OF  
CRITTENDEN COUNTY, ARKANSAS.

Street Address: 408 Morning Sun Rd Proctor AR 72376

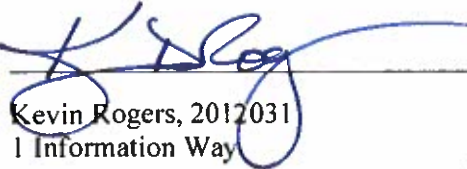
WHEREAS on December 27, 2016 Justen Chism, single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Iberiabank d/b/a Iberiabank Mortgage. Said Mortgage was recorded on December 30, 2016 as instrument number 2016-06327 in the real property records of Crittenden County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated June 18, 2019 and recorded on June 28, 2019 as instrument number 2019-02817 in the real property records of Crittenden 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 February 1, 2023, 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.

WITNESS my hand this 18<sup>th</sup> day of December, 2023. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



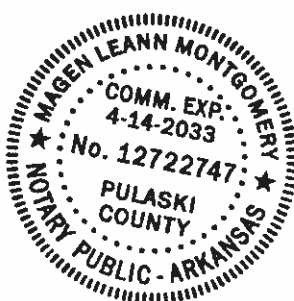
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-012430

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

On this 18<sup>th</sup> day of December, 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

12/20/2023 12:13 PM  
ALBERTELLI LAW

TRANSACTION # 4027196  
DOCUMENT # 2023-05529

NOTICE OF FO

RECORDING: 175.00  
TOTAL: 175.00  
CHECK: 175.00 ALBERTELLI LAW 517239

THANK YOU

TERRY HAWKINS  
CIRCUIT CLERK AND RECORDER  
CRITTENDEN COUNTY, ARKANSAS