

**2024-02102**

Certificate of Record

GREENWOOD DISTRICT

SEBASTIAN COUNTY, ARKANSAS

SHARON BROOKS, CO CLERK &amp; RECORDER

02/06/2024 09:56:54 AM

RECORDING FEE

35.00

Pages: 2

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Prepared by:

ALBERTELLI LAW

1 INFORMATION WAY

SUITE 201

LITTLE ROCK, AR 72202

(501) 406-0855

ALAW File 24-003049

**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 April 16, 2024 at or about 3:30PM, the subject real property described herein below will be sold at the Main Entrance of the Sebastian County Courthouse, 301 East Center Street, Greenwood, AR 72936 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 Sebastian County, Arkansas more particularly described as follows:

LOT 1, BLOCK 2, BELL ADDITION TO THE CITY OF GREENWOOD, SEBASTIAN  
COUNTY, ARKANSAS. LESS AND EXCEPT PUBLIC ROADS AND RIGHTS OF WAY  
AND ANY EASEMENTS OF RECORD.

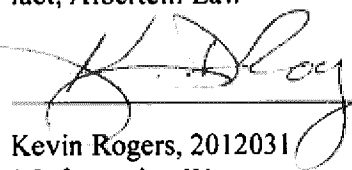
Street Address: 703 East Knoxville Street Greenwood AR 72936

WHEREAS on January 10, 2013 Diana S. Hall, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Benefit Bank. Said Mortgage was recorded on January 14, 2023 as Instrument No. 2013G-00398 in the real property records of Sebastian County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated August 19, 2016 and recorded on August 19, 2016 as Instrument No. 2016G-05268 in the real property records of Sebastian 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 September 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 1<sup>st</sup> day of February, 2024. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

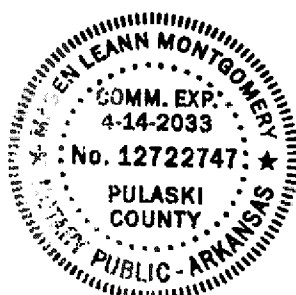
  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-003049

**ACKNOWLEDGEMENT**

STATE OF ARKANSAS  
COUNTY OF PULASKI

On this 1<sup>st</sup> day of February, 2024, 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