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Prepared by
ALBERT FILLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-015578

**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 June 14, 2024 at or about 1:00 PM, the subject real property described herein below will be sold at the Main Entrance of the Union County Courthouse, 101 N. Washington, El Dorado, AR 71730 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 Union County, Arkansas more particularly described as follows:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF
SECTION 11, TOWNSHIP 18 SOUTH, RANGE 15 WEST;

THENCE SOUTH 0 DEGREES 10' WEST A DISTANCE OF 733.80 FEET TO AN IRON PIN;

THENCE SOUTH 0 DEGREES 10' WEST A DISTANCE OF 182.50 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 30' EAST A DISTANCE OF 410.0 FEET TO A POINT;

THENCE SOUTH 0 DEGREES 10' WEST A DISTANCE OF 22.50 FEET TO THE POINT OF
BEGINNING;

THENCE SOUTH 88 DEGREES 30' EAST A DISTANCE OF 173.0 FEET;

THENCE NORTH 0 DEGREES 10' EAST 123.8 FEET TO AN IRON PIN;

THENCE NORTH 88 DEGREES 30' WEST A DISTANCE OF 173.0 FEET TO AN IRON PIN;
THENCE SOUTH 0 DEGREES 10' WEST A DISTANCE OF 123.8 FEET TO THE POINT OF
BEGINNING.

Street Address: 3906 Michael Lane El Dorado AR 71730

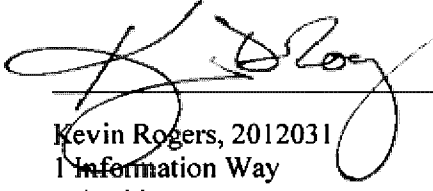
WHEREAS on March 23, 2007 Tiffany R. Graven and Michael E. Graven, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Century 21(R) Mortgage (SM). Said Mortgage was recorded on March 26, 2007 in Book 2007, Page 5190 in the real property records of Union County, Arkansas. Said Mortgage was subsequently assigned to Citigroup Mortgage Loan Trust 2021-A by U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as Trustee by virtue of an assignment dated March 11, 2024 and recorded on March 13, 2024 as Instrument No. 2024R001499 in the real property records of Union County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Citigroup Mortgage Loan Trust 2021-A by U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as Trustee 8950 Cypress Waters Blvd Coppel TX 75019 at Telephone No. 888-480-2432; 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 June 1, 2021, 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 9 day of April, 2024. Nationstar Mortgage LLC as attorney in fact for Citigroup Mortgage Loan Trust 2021-A by U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as Trustee, by its attorney-in-fact, Albertelli Law

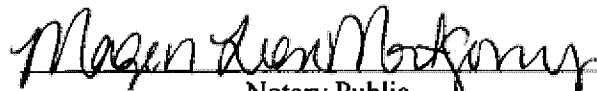

Kevin Rogers, 2012031
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Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-015578

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 9 day of April, 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

