

**L202403084**

**BAXTER CO. AR FEE \$180.00**

**PRESENTED & RECORDED**

**04/22/2024 15:18:47**

**CANDA REESE**

**CIRCUIT CLERK**

**BY: CRYSTAL MEDINA**

**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 24-007338

**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 28, 2024, at or about 11:00AM, 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 FOLLOWING DESCRIBED PROPERTY LOCATED IN BAXTER COUNTY, STATE OF ARKANSAS

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SAID SE 1/4 NE 1/4 OF SECTION 10, GO ALONG THE WEST BOUNDARY OF SAID SE 1/4 NE 1/4 NORTH 01 DEGREES 14 MINUTES 05 SECONDS EAST 428.95 FEET TO A 3-FOOT STEEL POST ON THE SOUTHERLY RIGHT OF WAY OF A COUNTY ROAD; THEN GO ALONG SAID RIGHT OF WAY THE FOLLOWING: SOUTH 41 DEGREES 07 MINUTES 23 SECONDS EAST 259.57 FEET; SOUTH 58 DEGREES 28 MINUTES 56 SECONDS EAST 106.98 FEET; SOUTH 71 DEGREES 05 MINUTES 10 SECONDS EAST 50.04 FEET TO THE POINT OF BEGINNING OF TRACT BEING DESCRIBED; THEN CONTINUE ALONG SAID RIGHT

OF WAY LINE THE FOLLOWING: SOUTH 71 DEGREES 05 MINUTES 10 SECONDS EAST 78.68 FEET; SOUTH 75 DEGREES 29 MINUTES 00 SECONDS EAST 173.90 FEET; NORTH 83 DEGREES 56 MINUTES 10 SECONDS EAST 57.89 FEET; THEN LEAVING SAID RIGHT OF WAY, GO SOUTH 00 DEGREES 48 MINUTES 00 SECONDS WEST 106.82 FEET TO THE SOUTH BOUNDARY OF SAID SE 1/4 NE 1/4; THEN GO ALONG SAID SOUTH BOUNDARY NORTH 89 DEGREES 12 MINUTES 00 SECONDS WEST 301.19 FEET; THEN LEAVING SAID SOUTH BOUNDARY, GO NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST 165.60 FEET TO THE POINT OF BEGINNING.

Street Address: 412 CR 485, Mountain Home, AR 72653

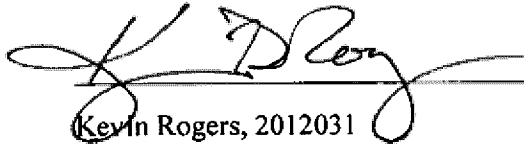
WHEREAS on April 3, 2012, Patricia Amers, an unmarried person, executed a Mortgage in favor of First National Bank & Trust Co. said Mortgage was recorded on April 10, 2012, in Book 2012 Page 2839 in the real property records of Baxter County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated April 3, 2012, and recorded on April 24, 2012, in Book 2012 Page 2376 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 September 1, 2022, 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.

**\*THIS SPACE INTENTIONALLY LEFT BLANK\***

WITNESS my hand this 18 day of April, 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. 24-007338

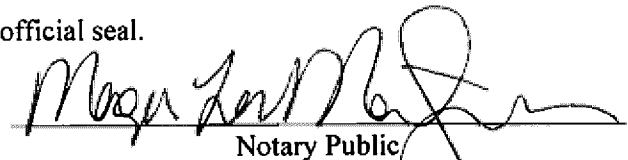
#### ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

§  
§

On this 18 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

