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2022R-03006

04/07/2022 11:04 AM

JEFFERSON COUNTY AR

BARBARA COLLINS, CIRCUIT CLERK

RECORDING FEE

35.00

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-003493

**AMENDED 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 22, 2022, at or about 2:00 PM, the subject real property described herein below will be sold at Main Entrance of the Jefferson County Courthouse, 101 W. Barraque St., Pine Bluff, AR 71601 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 Jefferson County, Arkansas more particularly described as follows:

**LOT SEVEN (7) IN BLOCK NINETEEN (19) OF FORREST PARK ADDITION TO  
THE CITY OF PINE BLUFF, ARKANSAS; SAME BEING LOCATED IN LOT  
FIFTEEN (15) OR THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST  
QUARTER (SE 1/4) OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF  
THE 5TH P. M.**

Street Address: 903 W 34th Avenue Pine Bluff AR 71603

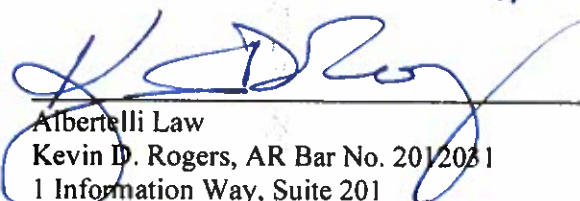
WHEREAS on July 10, 2009, MARQUES ANTHONY COLLINS and MEGAN ELIZABETH COLLINS, HUSBAND AND WIFE, executed a Deed of Trust in favor of Craig Hunt, as trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SIMMONS FIRST NATIONAL BANK. Said Deed of Trust was recorded on July 13, 2009, in Book 1210 at Page 718 in the real property records of Jefferson County, Arkansas. The Deed of Trust was subsequently assigned

to U.S. BANK NATIONAL ASSOCIATION by virtue of an assignment dated October 2, 2017 and recorded on October 10, 2017 in Book 1449 at Page 168 in the real property records of Jefferson County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 4801 Frederica Street, 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

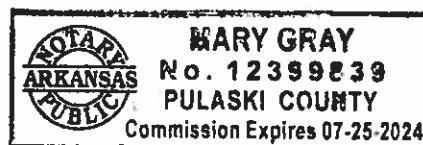
WHEREAS, the undersigned is the substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due 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.

WITNESS my hand this 6 day of April, 2022

  
Albertelli Law  
Kevin D. Rogers, AR Bar No. 2012031  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-003493

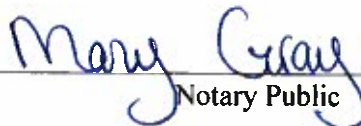
ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §



On this 6 day of April, 2022, before me, the undersigned officer, personally appeared, Kevin D. 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: 7/25/2024