



I certify that this instrument was  
filed on 05/04/2022 11:58 AM  
and recorded in:  
MISC-W Book 45  
Page 268  
Janet Luff Kilbreath  
Circuit Clerk - Clay County, AR  
by *Shane Hudson*

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-000221

**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 July 7, 2022, at or about 2:00PM, the subject real property described herein below will be sold at the Main Entrance of the Clay County Courthouse, 800 SW 2<sup>nd</sup> Street, Corning, AR 72422 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 Clay County, Arkansas more particularly described as follows:

LOT 7 AND THE S 1/2 OF LOT 8 IN BLOCK 1 IN ARNOLD'S 8TH SUBDIVISION  
TO THE CITY OF CORNING ARKANSAS, THE SAME BEING CARVED FROM A  
PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 4 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN IN THE WESTERN DISTRICT OF CLAY  
COUNTY, ARKANSAS.

Street Address: 200 N Gregory Ln Corning AR 72422

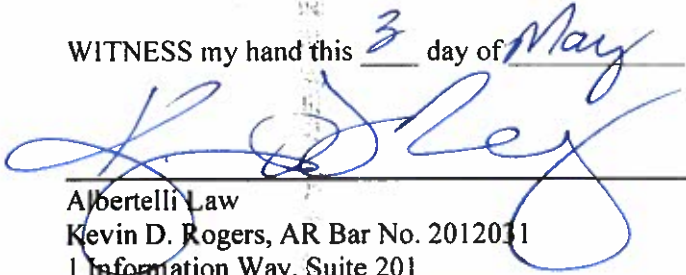
WHEREAS on October 27, 2008, Jerry L. Cochran and Kay E. Cochran, husband and wife, executed a Deed of Trust in favor of Routh Crabtree Olsen-James Miersma, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. Said Deed of Trust was recorded on October 31, 2008, in Book 96 at Page 2071 in the real property records of Clay County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated

February 1, 2021, and recorded on February 8, 2021, in Book 44 at Page 69 in the real property records of Clay 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

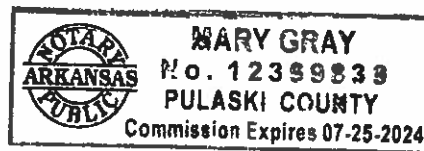
WHEREAS, the undersigned is the substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due on December 1, 2020, 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 3 day of May, 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. 22-000221

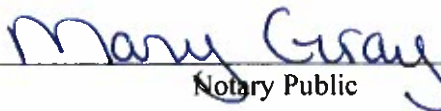
ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §



On this 3 day of May, 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

Janet Luff Kilbreath  
800 W Second Street  
Corning, AR 72422

Clay County County, Arkansas  
RECORDING FEES Receipt 933

# PAID RECEIPT

If payment is made by check and same is not  
honored on presentation, receipt is null and void.

Payment received : 5/4/2022 11:57:00 AM

Received by : COR

Paid By : ALBERTELLI LAW

Notes:

ALBERTELLI LAW  
5404 CYPRESS CENTER DR SUITE 3  
TAMPA, FL 33609-1023

Reference # : NT COCHRAN JERRY & KAY

Item #	Item Code	Description	Date	Qty	Amount	Total
1	MS-NT	NT NOTICE	5/4/2022	1	\$35.00	\$35.00

**Total Due : \$35.00**

Cash	\$0.00
Check 516779	\$35.00
Credit Card	\$0.00
<b>Total Rec'd</b>	<b>\$35.00</b>