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2023R-05269

07/25/2023 10:15 AM

JEFFERSON COUNTY AR

FLORA COOK-BISHOP, CIRCUIT CLERK

RECORDING FEE 40.00

NOTICE OF DEFAULT 140.00

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-004482

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 September 27, 2023, at or about 1:00 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 TWO (2) IN BLOCK TWO (2) OF THE RESURVEY AND SUBDIVISION OF
BLOCKS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16) OF
REED'S ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS; SAME BEING
LOCATED IN THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 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: 502 W 33rd Ave Pine Bluff AR 71603

WHEREAS on December 9, 2011, Brandon Carroll and Samantha Wimbley, husband and wife, executed a Deed of Trust in favor of Randall Sims, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Centennial Bank, a Corporation. Said Deed of Trust was recorded on December 28, 2011, in Book 1288 Page 110 in the real property records of Jefferson County, Arkansas. The Deed of

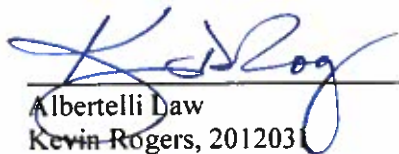
Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated May 28, 2019, and recorded on June 6, 2019, in Book 1489 Page 672 in the real property records of Jefferson County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer 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 May 1, 2020, and each subsequent payment to date are now due and the same is now therefore wholly 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 19 day of July, 2023.



Albertelli Law
Kevin Rogers, 201203
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-004482

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 19 day of July, 2023, 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

