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Prepared by:
ALBERTELLI LAW
11 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-004413

**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 April 29, 2024, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Logan County Courthouse, 25 West Walnut, Paris, AR 72855 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 Logan County, Arkansas more particularly described as follows:

THE FOLLOWING PROPERTY LOCATED IN THE COUNTY OF LOGAN, ARKANSAS.

ALL OF LOT 6 OF ARTHUR MOORE SUBDIVISION AS SHOWN ON THE PLAT OF ARTHUR MOORE SUBDIVISION RECORDED IN PLAT BOOK A, PAGE 13. LESS AND EXCEPT A PART OF LOT #6 IN ARTHUR MOORE SUBDIVISION, PARIS, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT #6, RUN THENCE EAST 175.0 FEET ALONG THE SOUTH LINE OF LOT #6; THENCE NORTH 242.84 FEET, THENCE WEST 175.0 FEET ALONG THE NORTH LINE OF LOT #6, THENCE SOUTH 242.84 FEET, ALONG THE WEST LINE OF LOT #6 TO THE POINT OF BEGINNING, BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 26 WEST. SUBJECT TO EXISTING ROADS AND EASEMENTS. THE AFORE-MENTIONED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN A QUITCLAIM DEED FROM

AARON HURST TO MIKEL PETTIGREW AND VELMA PETTIGREW, FILED
NOVEMBER 2, 2018, IN RECORD BOOK 201809, PAGE 706.

Street Address: 303 Pettigrew Ln Paris AR 72855

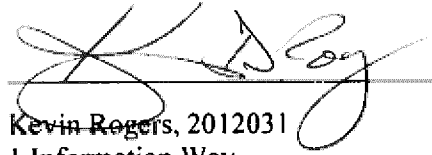
WHEREAS on December 4, 2018, Adolfo Amparan, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Priority Bank, FSB said Mortgage was recorded on December 4, 2018, in Book 201810 Page 569 in the real property records of Logan County, Arkansas. Mortgage was subsequently assigned to Citizens Bank N.A. by virtue of an assignment dated December 20, 2022, and recorded on January 9, 2023, in Book 2023 Page 251 in the real property records of Logan County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Citizens Bank NA f/k/a RBS Citizens NA 1 Citizens Plaza Providence RI 02903 at Telephone No. 877-745-7364; 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, 2023, 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 21 day of February, 2024. Citizens Financial Group, Inc., by its attorney-in-fact, Albertelli Law



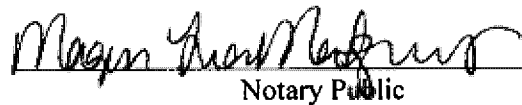
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-004413

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 21 day of February, 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

