

Property Detail

Craighead County Personal Property & Real Estate Tax Records

Property Information	
Parcel #:	<u>01-144072-15200</u>
Tax Year/ Book:	2020 Current
Legal:	ROBINDALE 4TH ADD
Property Type:	Real Estate
Owner:	SITZES LESLIE OR DEBBIE
Tax Payer:	SITZES LESLIE OR DEBBIE 217 GILBERT ST JONESBORO, AR 72401
Site Address:	217 GILBERT
Subdivision:	ROBINDALE 4TH ADD
Lot Block:	5 B
S-T-R:	07-14-04
Acres:	0
Tax Status:	Non-Exempt
Total Mandatory:	\$48.79
Tax Paid:	\$0.00
Balance:	\$48.79

2020 Tax Information							
Tax Type	Tax Description	District	Exempt	Assessed Value	Tax Owed	Tax Paid	Balance
AV	Ad Valorem	J JB	Non-Exempt	\$10,040.00	\$423.69	\$0.00	\$423.69
HC	Homestead Credit	J JB	Non-Exempt	\$10,040.00	-\$375.00	\$0.00	-\$375.00
ID	Improvement District	BCW	Non-Exempt	\$0.10	\$0.10	\$0.00	\$0.10

Receipts

Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>1010187</u>	Delinquent	2019	12/9/2020	\$0.00	\$58.50	\$0.00	\$58.50
<u>12568</u>	Current	2018	5/15/2019	\$0.00	\$499.38	\$0.00	\$499.38
<u>5005</u>	Current	2017	4/5/2018	\$0.00	\$73.79	\$0.00	\$73.79
<u>1002668</u>	Delinquent	2016	1/24/2018	\$0.00	\$0.00	\$87.29	\$87.29

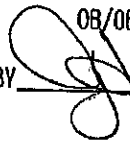
Historical Receipts

Receipt #	Tax Year	Date Paid	Tax Owed	Tax Paid	Balance
<u>41918</u>	2015	9/29/2016	\$73.78	\$73.78	\$0.00
<u>8937</u>	2014	4/15/2015	\$73.78	\$73.78	\$0.00
<u>28068</u>	2013	8/6/2014	\$423.78	\$423.78	\$0.00
<u>69269</u>	2012	8/6/2014	\$505.42	\$505.43	-\$0.01
<u>37829</u>	2011	9/26/2012	\$453.77	\$453.77	\$0.00



JB2014R-012665
ANN HUDSON
CRAIGHEAD COUNTY

RECORDED ON:
08/06/2014 09:43AM

BY  D. C.



This Deed Prepared By:
Grant C. DeProw P.A.
Attorney at Law
P.O. Box 16931
Jonesboro, Arkansas 72403
(870) 933-8066

(Space Above Reserved for Recording Information)

FIDUCIARY'S DEED

KNOW ALL BY THESE PRESENTS:

THIS DEED made on this 5th day of August, 2014, by and between **FRANCES PRICE, Executor of the ESTATE OF DONNA K. McDONALD**, GRANTOR and **LESLIE SITZES and DEBBIE SITZES, Husband and Wife**, GRANTEES;

WHEREAS, Donna K. McDonald, deceased, died on June 30, 2013, with her principal residence located in Jonesboro, Craighead County, Western District, Arkansas; and

WHEREAS, the Last Will of the deceased was admitted to probate by the Probate Court of the Western District of Craighead County, in case number PR-2013-288;

WITNESSETH, that the said GRANTOR, for and in consideration of the premises herein contained, and under authority of Arkansas Code Annotated §28-51-301, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said GRANTEES, their heirs and assigns, the following described lots, tracts, or parcels of land, lying, being, and situated in the County of Craighead, State of Arkansas, to-wit:

Lot 5 in Block "B" of Robindale 4th Addition to the City of Jonesboro, Arkansas, as shown by a plat in Deed Record 179, page 72, subject to Bill of Assurance in Deed Record 193, page 673, and to easements as shown in said plat.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, tenements, appurtenances, and hereditaments thereto belonging or in anywise appertaining unto the said GRANTEES, and unto their heirs and assigns, FOREVER, the said Executor hereby covenanting that the Estate is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrance done or suffered by it or those under whom it claims; and that it will WARRANT AND DEFEND the title to the said premises unto the said GRANTEES, and unto their heirs and assigns, FOREVER, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand the day and year first above written.

ESTATE OF DONNA K. McDONALD, DECEASED

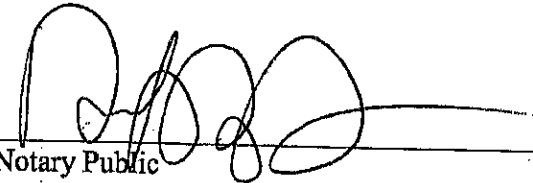
By Frances Price
Frances Price, Executor

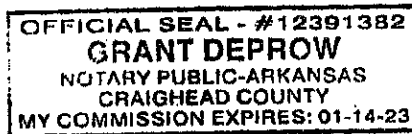
STATE OF ARKANSAS)
)SS
COUNTY OF CRAIGHEAD)

ACKNOWLEDGMENT

On this 5th day of August, 2014 before me, the undersigned Notary Public, personally appeared Frances Price, known to me or satisfactorily proven to be the person whose name is subscribed as Executor of the Estate of Donna K. McDonald, and acknowledged that she executed the same as the act of her principal for the consideration, uses, and purposes therein contained.

IN TESTIMONY WHEREOF I hereunto set my hand and official seal.


Notary Public





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp
Proof of Tax Paid



File Number: ATS-14-4937

Grantee: LESLIE SITZES AND DEBBIE SITZES
Mailing Address: 217 GILBERT ST
JONESBORO AR 724010000

Grantor: ESTATE OF DONNA MCDONALD
Mailing Address: HWY 158, BOX 2232
BAY AR 724110000

Property Purchase Price: \$30,000.00
Tax Amount: \$99.00

County: CRAIGHEAD
Date Issued: 08/06/2014
Stamp ID: 1882005504

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Leslie Sitzes by Grant DeProw, Agent
Grantee or Agent Name (signature): [Signature] Date: 08/06/14
Address: 217 Gilbert St.
City/State/Zip: Jonesboro, AR 72401

2020R-025986
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
11/10/2020 03:31:14 PM
FFF-000
PAGES: 7
MACY GRAVES

Cover Sheet

This page was added by the Craighead County Register of Deeds office to give sufficient space for the necessary recording and certification on a document.

IN THE CIRCUIT COURT OF CRAIGHEAD COUNTY, ARKANSAS
JONESBORO DIVISION/WESTERN DISTRICT

CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A.

PLAINTIFF

VS.

NO. 16JCV-20-438

LESLIE L SITZES

DEFENDANT

CONOPCO, INC
8201 FRAZIER PIKE
LITTLE ROCK, AR 72206

GARNISHEE

WRIT OF GARNISHMENT

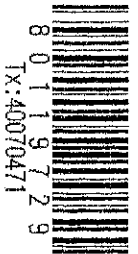
TO THE ABOVE NAME GARNISHEE:

1. A judgment has been obtained in our Court against Defendant for \$2,221.38, together with interest and other legal costs accrued, and this Judgment remains unsatisfied. The Plaintiff alleges that he has reason to believe that the Garnishee is indebted to Defendant.
2. The Garnishee is directed to prepare a written answer, UNDER OATH, and to file this answer in the Clerk's Office. The answer should contain a statement of what goods, chattels, monies, credits or effects the Garnishee may have in his possession belonging to the Defendant to satisfy the Judgment. **UNLESS GARNISHEE FILES SUCH WRITTEN ANSWER WITHIN THIRTY (30) DAYS OF RECEIPT OF THIS WRIT, JUDGMENT MAY BE RENDERED AGAINST GARNISHEE.**
3. In addition, Garnishee is required to answer any further interrogatories that may be propounded to him.
4. There are Federal restrictions on the amount that the Garnishee may withhold from an employee's pay. Please consult WAGE-HOUR PUBLICATION NO. 1279, OBTAINABLE FROM THE United States Department of Labor, Wage and Hour Division, 324-5292.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affix the seal of this Court this ___ day of _____, 20__ by: _____, Clerk



* 9 6 4 6 6 4 - 0 0 3 0 1 - *



8 0 1 1 9 7 2 9
TX:40070471

EXPLANATION

JUDGMENT DATE	June 18, 2020 /
RATE OF INTEREST	2.25 /
JUDGMENT AMOUNT(includes: Pre- Judgment interest & Principal)	\$2,221.38
BALANCE OF JUDGMENT PRINCIPAL	\$2,221.38
+COURT AWARDED ATTORNEY FEES	\$350.00
+ACCRUED COST (Pre and Post Judgment excluding cost of this writ)	\$242.50
+INTEREST TO DATE(Pre and Post Judgment accrued to date)	\$23.24
TOTAL AMOUNT DUE	\$2,837.12 / +\$20.00(cost of this Writ) /

*******Please note that interest continues to accrue on the principal balance until the account is paid in full. CALL BEFORE ISSUING YOUR LAST PAYMENT.*******



NOTICE TO EMPLOYER GARNISHEE

Failure to answer this Writ within 30 DAYS or failure or refusal to answer any Interrogatories attached hereto shall result in the Court entering a Judgment against you and you becoming PERSONALLY LIABLE for the amount of the non-exempt wages owed the debtor-employee on the date you were served this writ as provided by Arkansas Code Annotated 16-110-407.

The amount of wages available for withholding for this Judgment and cost is subject to certain prior claims. Under Arkansas law, income withholding for child support has a priority over all other legal processes. Under federal law, the total amount to be withheld cannot exceed the maximum amount allowed under 303 (b).

NOTICE-EFFECTIVE JULY 27, 1995

Under the provisions of ACT 276 of 1995, the service of this garnishment on you constitutes a lien on salaries, wages, or other compensations due the defendant at the time you are served with this writ of garnishment and further constitutes a lien on subsequent earnings until the total of the judgment and costs is paid or satisfied, or until the employment relationship is terminated, or the judgment is vacated or modified.

NOTICE TO DEFENDANT(S):

NOTICE TO DEFENDANT OF YOUR RIGHT TO KEEP WAGES, MONEY, AND OTHER PROPERTY FROM BEING GARNISHED

The Writ of Garnishment or Writ of Execution delivered to you with this Notice means that wages, money, or other property belonging to you has been garnished in order to pay a court judgment against you. HOWEVER, YOU MAY BE ABLE TO KEEP YOUR MONEY OR PROPERTY FROM BEING TAKEN, SO READ THIS NOTICE CAREFULLY.

State and federal laws say that certain money and property may not be taken to pay certain types of court judgments. Such money or property is said to be 'exempt' from garnishment.

For example under the Arkansas Constitution and state law, you will be able to claim as exempt all or part of your wages or other personal property.

As another example, under federal law the following are also exempt from garnishment:

Social Security, SSI, Veteran's benefits, Temporary Assistance for Needy Families, unemployment compensation, and workers' compensation.

You have a right to ask for a court hearing to claim these or other exemptions. If you need legal assistance to help you try to save your wages or property from being garnished, you should see a lawyer. If you can't afford a private lawyer, contact your local bar association or ask the clerk's office about any legal services program in your area.



* 0 6 4 6 6 4 - 0 1 4 3 1 - *

IN THE CIRCUIT COURT OF CRAIGHEAD COUNTY, ARKANSAS
JONESBORO DIVISION/WESTERN DISTRICT

CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A.

PLAINTIFF

VS.

NO. 16JCV-20-438

LESLIE L SITZES

DEFENDANT

CONOPCO, INC

GARNISHEE

ALLEGATIONS AND INTERROGATORIES

Comes the Plaintiff and states:

1. That Plaintiff was awarded Judgment against Defendant on June 18, 2020 in the amount of \$2221.38 plus court cost and post judgment interest.
2. That the Judgment is outstanding and in full force and effect with a balance owing of \$2,837.12 plus \$20.00 for the cost of this Writ (this includes accrued interest and court cost as of June 18, 2020).
3. That Plaintiff believes that the above named garnishee is indebted to Defendant in that amount and would therefore propound the following Interrogatories to said Garnishee:

INTERROGATORIES TO BE ANSWERED BY GARNISHEE

Comes now Plaintiff and propounds the following interrogatories and requests for production upon the garnishee pursuant to the Arkansas Rules of Civil Procedures:

1. Is/ Are the Defendant currently employed by Conopco, Inc?
If so, please indicate date of hire and rate of pay or if the Defendant is/are no longer employed please indicate date of termination.

RESPONSE: Date of hire: _____ Rate of Pay: _____
Termination Date: _____ Never employed: _____
Previous Garnishment: _____ Type: _____

2. Did you have on the date you were served this Writ of Garnishment or will you have by the return date of this Writ any monies, rights or credits belonging to the Defendant? If so, please state the amount.

RESPONSE: _____

3. Have you in your possession on or after service of this Writ upon you, any goods, chattels, monies, credits or effects belonging to the said Defendant? If so, please state the nature and value thereof?

RESPONSE: _____

4. Pursuant to A.R.C.P. 69, please state the last known address, telephone number, and place of employment for Defendant. Also please provide the social security number and full legal name of Defendant.

RESPONSE: _____

5. Pursuant to A.R.C.P. 69, if Defendant is no longer employed by you, please provide the front and back of the last six payroll checks paid to Defendant.

RESPONSE: _____

GARNISHEE SIGNATURE


GARNISHEE (PRINT NAME)



Respectfully Submitted,

McHughes Law Firm PLLC
P.O.Box 7599
Little Rock, AR 72217
(501) 376-9131

By


BECKY A. MCHUGHES (03024)
becky@mchugheslaw.com
CHRISTOPHER D. ANDERSON (1991255)
chris@mchugheslaw.com
MEGAN CHAPPELEAR (16063)
mchappelear@mchugheslaw.com
JOSH LOGAN (19043)
jlogan@mchugheslaw.com
File ID # 64664

CERTIFICATE


I certify that in accordance with ARK. Code Ann. 16-110-402, a copy of this Writ of Garnishment, which contains a Notice to Defendant was mailed by first class mail to the judgment debtor(s) at the following residence address of the judgment debtor on this date, that if the letter is returned 'undeliverable' by the post office, or the residence address of the judgment debtor is not discoverable after diligent search, A copy of this Writ containing a Notice to Defendant will be sent by first class mail to the judgment debtor(s) at his place of employment, and that if garnishments are filed on this debt more than twelve (12) months after the original garnishment, a Notice to Defendant will be mailed to the judgment debtor(s) annually.

Defendant's Address: **LESLIE L SITZES**
 217 GILBERT ST
 JONESBORO, AR 72401-1544

DATE: _____

THE MCHUGHES LAW FIRM PLLC
P.O. BOX 7599
LITTLE ROCK, AR 72217
(501) 376-9131

BY


BECKY A. MCHUGHES (03024)
CHRISTOPHER D. ANDERSON (1991255)
MEGAN CHAPPELEAR (16063)
JOSH LOGAN (19043)
Our File #: 64664



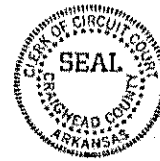


Arkansas Judiciary

Case Title: CAVALRY SPV I V LESLIE SITZES
Case Number: 16JCV-20-438
Type: WRIT OF GARNISHMENT ISSUED WITH FEE

So Ordered

Belinda Garrison



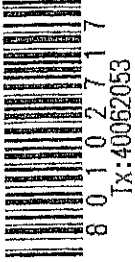
Belinda Garrison, Deputy Clerk

Electronically signed by BFGARRISON on 2020-11-09 09:06:15 page 6 of 6

2020J-000508
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
06/18/2020 12:09:03 PM
FFF-000
PAGES: 4
SHARRON USSERY

Cover Sheet

This page was added by the Craighead County Register of Deeds office to give sufficient space for the necessary recording and certification on a document.



ELECTRONICALLY FILED
 Craighead County Circuit Court in Jonesboro
 Candace Edwards, Craighead Circuit Clerk
 2020-Jun-18 11:39:56
 16JCV-20-438
 C02D02 : 3 Pages

IN THE CIRCUIT COURT OF CRAIGHEAD COUNTY, ARKANSAS
 JONESBORO DIVISION/WESTERN DISTRICT

CAVALRY SPV I, LLC, AS ASSIGNEE OF CITIBANK, N.A. PLAINTIFF

vs. No. 16JCV-20-438

LESLIE L SITZES DEFENDANT
 217 GILBERT ST
 JONESBORO, AR 72401-1544

DEFAULT JUDGMENT

Now on this day, this cause comes to be heard upon the Complaint of the Plaintiff, the Summons and service thereof, in the manner and time prescribed by law. The Plaintiff appears by its Attorney, The McHughes Law Firm, PLLC, announces ready for trial, and the Defendant appears not.

From the evidence submitted, and the failure of the Defendant to respond, or answer, in the manner and time prescribed by law, the Court finds that service has been perfected upon the Defendant, and the Defendant is wholly and completely in default. The Plaintiff is entitled to Judgment against the Defendant in the principal sum of \$2,221.38, and the Plaintiff's attorney should be awarded attorney fees in the sum of \$350.00. The Court further finds that pursuant to Act 610 of 1991, the Defendant is to prepare a schedule, verified by affidavit, of property, both real and personal, including moneys, bank accounts, rights and credits in action held by Defendant, or others for the Defendant, and specify the particular property which Defendant claims as exempt under the provisions of the law. Said schedule is to be filed with the Clerk of

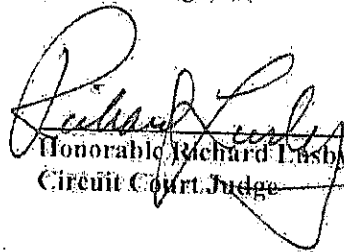


this Court within (45) days after the entry of this Judgment.

IT IS, THEREFORE, BY THE COURT, CONSIDERED, ORDERED AND ADJUDGED that the Plaintiff do have and recover Judgment of and from the Defendant, Leslie D. Sitzes in the principal sum of \$2,221.38, court costs to date in the sum of \$242.50, plus any court costs accrued in the collection of this debt, after the date of judgment entry, and attorney fees in the sum of \$350.⁰⁰. Pursuant to Ark. Code Ann. §16-65-114, said Judgment is to bear interest at a rate equal to the Federal Reserve Primary Credit Rate in effect on the date on which this Judgment is entered plus two percent (2%), not to exceed the maximum rate permitted under Arkansas Constitution, Amendment 89. Further, the Plaintiff may contact third parties to enforce the Judgment and cost related to the enforcement of the Judgment shall be collected from the Defendant.

Our File #: 64664

Pursuant to Act 610 of 1991, the Defendant is directed and ordered to prepare a schedule, verified by affidavit, of property, both real and personal, including monies, bank accounts, rights and credits in action held by, or others for Defendant, and specify the particular property which Defendant claims as exempt under the provisions of the law. Said schedule is to be filed with the Clerk of this Court within (45) days after the entry of this Judgment.


Honorable Richard Lasby
Circuit Court Judge

The McHughes Law Firm, P.L.L.C.
Attorneys at Law
P.O. Box 7599
Little Rock, Arkansas 72217
(501) 376-9131



Becky A. McHughes (03024)
becky@mchugheslaw.com
Christopher D. Anderson (1991255)
clris@mchugheslaw.com
Megan A. Chappelcar (16063)
mchappelcar@mchugheslaw.com
Josh Logan (19043)
jlogan@mchugheslaw.com
File #: 64664

Our File #: 64664

Prepared By: Andrew Covey
RECORDING REQUESTED BY:
Centennial Bank
620 Chestnut St
Conway AR 72032

AND WHEN RECORDED MAIL TO:
Centennial Bank
620 Chestnut St
Conway, AR 72032
Loan #: 2757565174

ELECTRONIC RECORDING
2020R-030087
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
12/29/2020 02:52:43 PM
RECORDING FEE: 15.00
PAGES: 1

RELEASE DEED

IN CONSIDERATION of the payment and full satisfaction of all indebtedness secured by that certain Mortgage described below, **Centennial Bank**, present Mortgagee, does hereby release, satisfy, and discharge said Mortgage in full and does hereby consent that the same be canceled and discharged of record.

Grantee(s): **Debbie Sitzes, wife and Leslie Sitzes, husband.**

Original Mortgagee: **Centennial Bank**

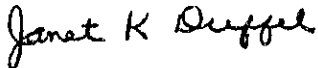
Amount of Note: **\$36000.00**

Date of Mortgage: **01/24/2018** Recording Date: **02/01/2018** Instrument No: **2018R-002032**

and recorded in the official records of **Craighead** County, State of **Arkansas** affecting Real Property and more particular, described on said Mortgage referred to herein.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned effective **12/29/2020**.

Centennial Bank

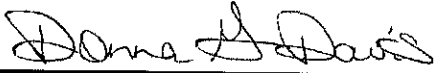


By: _____
Name: **Janet K Duffel**
Title: **Officer**

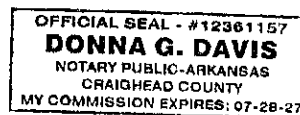
STATE OF **Arkansas**
COUNTY OF **Craighead** } s.s.

On **12/29/2020**, before me, **Donna G. Davis**, Notary Public, personally appeared **Janet K Duffel, Officer of Centennial Bank**, personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public: **Donna G. Davis**
My Commission Expires: **07/28/2027**
Commission #: **12361157**



Drafted By: **Andrew Covey**

2018R-004452

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

03/06/2018 8:21:04 AM

FEE: 20.00

PAGES: 2

JAMIE HUNNICUTT

Prepared by:
Lynn Paluchowski
Centennial Bank
P. O. Box 906
Conway, AR 72033

2753501983

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the payment of indebtedness to Centennial Bank mentioned in a certain **Mortgage dated August 4, 2014, as, Doc# JB2014R-012666** in the records of Craighead County, Arkansas, **(with any and all modifications for said mortgage)** and said indebtedness originally having been owned by **Debbie Sitzes and Leslie Sitzes, wife and husband**, secured by a lien on the following property located in Craighead County, Arkansas, to-wit:

Lot 5 in Block "B" of Robindale 4th Addition to the City of Jonesboro, Arkansas, as shown by plat in Deed Record 179, page 72, subject to Bill of Assurance in Deed Record 193, page 673, and to easements as shown in said plat.

Said lien on the property above mentioned is hereby released and discharged in full on this 1st day of March, 2018.

CENTENNIAL BANK

BY Janet Suggs
VP

Title

BY Natalie Dunlap
VP

Title

