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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-006737

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 03, 2025 at or about 11:00 A.M., the subject real property described herein below will be sold at of the Arkansas County Courthouse, 302 South College Street, Stuttgart, AR 72160 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 Arkansas County, Arkansas more particularly described as follows:

THE SOUTH 82.5 FEET OF THE WEST HALF OF BLOCK FIVE (5), REVISED PLAT OF
BUERKLE ADDITION TO THE CITY OF STUTTGART, NORTHERN DISTRICT OF
ARKANSAS COUNTY, ARKANSAS.

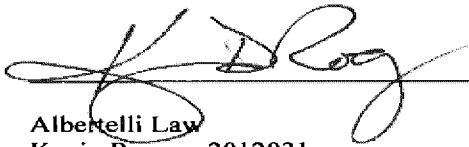
Street Address: 1221 S Prairie St Stuttgart AR 72160

WHEREAS on June 18, 2009, Thurman Carrol Mayall and Monica M. Mayall, husband and wife, executed a Deed of Trust in favor of Delbert Mickel, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Regions Bank d/b/a Regions Mortgage. Said Deed of Trust was recorded on June 19, 2009 in Book 2009, Page 4278 in the real property records of Arkansas County, Arkansas. Said Deed of Trust was subsequently assigned to Regions Bank d/b/a Regions Mortgage by virtue of an assignment dated July 30, 2014 and recorded on August 1, 2014 in Book DM 2014, Page 5701-5702 in the real property records of Arkansas County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: REGIONS, 1900 5th Avenue North, Birmingham, AL at Telephone No. (205)766-8360; 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 September 1, 2024, 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.

WITNESS my hand this 17th day of June, 2025.



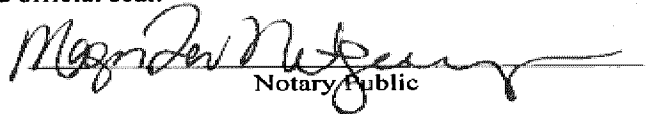
Albertelli Law
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-006737

ACKNOWLEDGEMENT

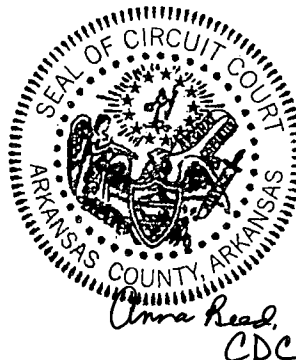
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 17th day of June, 2025, 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



CERTIFICATE OF RECORD
ARKANSAS COUNTY, ARKANSAS
I hereby certify that this instrument was
filed and recorded in the official records
in book 2025 at page 3296
06/18/2025 10:59 AM
Sarah Merchant, Circuit Clerk & Recorder