

Recorded in Hempstead County, Arkansas
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Book: 2025 Page: 1336 2 page(s)

Gail Wolfenbarger
Recorder of Hempstead County, Arkansas



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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-009272

**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 October 21, 2025 at or about 11:30PM, the subject real property described herein below will be sold at the Main Entrance of the Hempstead County Courthouse, 200 East 3rd Street, Hope, AR 71801 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 Hempstead County, Arkansas more particularly described as follows:

ALL THE FOLLOWING LANDS LOCATED IN HEMPSTEAD COUNTY, ARKANSAS, TO WIT:

BEGINNING AT THE SW CORNER OF SOUTHEAST QUARTER (SE-4) OF NORTHWEST QUARTER (NW-4) OF SECTION 4, TOWNSHIP 12 SOUTH, RANGE 27 WEST, HEMPSTEAD COUNTY, ARKANSAS, AND RUN EAST 10 CHAINS; THENCE NORTH 8 CHAINS AND 14 LINKS TO THE POINT OF BEGINNING; THENCE RUN NORTH 6 CHAINS AND 57 LINKS; THENCE WEST 7 CHAINS AND 73 LINKS; THENCE EAST BY SOUTH 41 DEGREES ALONG BIG ROAD TO POINT OF BEGINNING, CONTAINING 2.52 ACRES, MORE OR LESS.

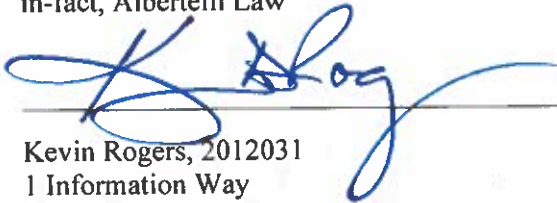
Street Address: 2091 Main St Saratoga AR 71859

WHEREAS on July 21, 2020 Wallace D. Crow, unmarried man, executed a Mortgage in favor of Regions Bank d/b/a Regions Mortgage. Said Mortgage was recorded on July 27, 2020 as Instrument No. 20201421 in the real property records of Hempstead County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Regions Bank d/b/a Regions Mortgage, 1900 5th Avenue North, Birmingham AL, 35203 at Telephone No. (205) 326-5151; 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 July 1, 2024, 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 17 day of July, 2025. Regions Bank d/b/a Regions Mortgage, by its attorney-in-fact, Albertelli Law



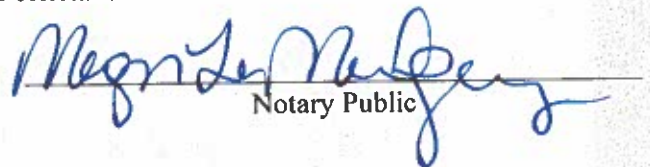
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-009272

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 17 day of July, 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

