



L202403323

JOHNSON CO, AR FEE \$25.00

PRESENTED: 08-29-2024 02:04:28 PM

RECORDED: 08-29-2024 02:04:28 PM

MONICA KING

CIRCUIT CLERK

BY ANNA GILMER

DEPUTY CLERK

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-028403

**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 November 4, 2024 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Johnson County Courthouse, 215 West Main Street, Clarksville, AR 72830 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 Johnson County, Arkansas more particularly described as follows:

A PART OF THE NE/4 NW/4 OF SECTION 08, TOWNSHIP 08 NORTH, RANGE 22 WEST, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 02-01-2012, FOR THE LOUISE JACKSON ESTATE, JOB # 12-126);

COMMENCING AT A FOUND COTTON SPINDLE FOR THE NW CORNER OF SAID NE/4 NW/4, THENCE ALONG THE NORTH LINE THEREOF SOUTH 88 DEGREES 48 MINUTES 07 SECONDS EAST 427.38 FEET TO THE TRUE POINT OF BEGINNING (A SET IRON PIN BEARS SOUTH 01 DEGREES 05 MINUTES 37 SECONDS WEST 13.85 FEET FROM THIS POINT), THENCE SOUTH 01 DEGREES 05 MINUTES 37 SECONDS WEST 203.97 FEET TO A SET IRON PIN ON THE NORTH LINE OF A 7.50 ACRE TRACT (AS FILED IN SURVEY BOOK 2005, PAGE 119 OF THE COUNTY RECORDS). THENCE

ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 14 MINUTES 24 SECONDS EAST 372.13 FEET TO A SET IRON PIN, THENCE NORTH 01 DEGREES 05 MINUTES 37 SECONDS EAST 201.13 FEET TO A POINT ON THE NORTH LINE OF SAID NE/4 NW/4 (A SET IRON PIN BEARS SOUTH 01 DEGREES 05 MINUTES 37 SECONDS WEST 5.76 FEET FROM THIS POINT), THENCE NORTH 88 DEGREES 48 MINUTES 07 SECONDS WEST 372.12 FEET TO THE POINT OF BEGINNING. CONTAINING 1.73 ACRES MORE OR LESS.

Street Address: 164 Cross Rd Knoxville AR 72845

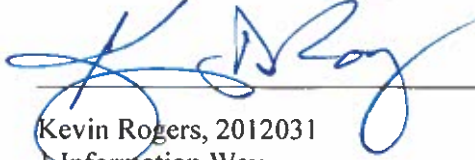
WHEREAS on April 28, 2017 Michael A. Miller, a married man and Tayla N Miller, executed a Mortgage in favor of Regions Bank d/b/a Regions Mortgage. Said Mortgage was recorded on May 1, 2017 in Book 2017008, Page 386 in the real property records of Johnson County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Regions Bank, 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 November 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 27 day of August, 2024. Regions, 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. 24-028403

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 27 day of August, 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.

Magen Leann Montgomery
Notary Public

My Commission Expires: 4/14/2033

