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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-006097

**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 June 3, 2024, at or about 3:30 PM, 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:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 23 WEST, LOGAN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 02 DEGREES 17 MINUTES EAST, ALONG THE EAST LINE THEREOF, 130.9 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 22 AND THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 02 MINUTES WEST, ALONG SAID RIGHT OF WAY 418.8 FEET; THENCE NORTH 02 DEGREES 17 MINUTES EAST, 361.7 FEET, THENCE SOUTH 87 DEGREES 43 MINUTES EAST, 417.4 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02 DEGREES 17 MINUTES WEST, ALONG SAID EAST LINE, 395.9 FEET TO THE POINT OF BEGINNING. TRACT #2- A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION

6, TOWNSHIP 7 NORTH, RANGE 23 WEST, LOGAN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 54 MINUTES WEST, ALONG THE SOUTH LINE THEREOF, 417.4 FEET ; THENCE NORTH 02 DEGREES 17 MINUTES EAST, 56.4 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 22; THENCE SOUTH 83 DEGREES 02 MINUTES EAST , ALONG SAID RIGHT OF WAY 418.8 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02 DEGREES 17 MINUTES WEST, ALONG SAID EAST LINE 20.9 FEET TO THE POINT OF BEGINNING.

Street Address: 13 Artesian Well Road New Blaine AR 72851

WHEREAS on August 29, 2012, George W. Cates, Jr and Jennifer Cates, husband and wife, executed a Mortgage in favor of Regions Bank d/b/a Regions Mortgage said Mortgage was recorded on September 4, 2012, in Book 201207, Page 798 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: Regions Bank dba Regions Mortgage, 1900 5<sup>TH</sup> Avenue North, Birmingham, AL. 35203, at Telephone No. 800-986-2462 ; 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, 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.

**\*THIS SPACE INTENTIONALLY LEFT BLANK\***

WITNESS my hand this 27 day of March, 2024. Regions Bank, by its attorney-in-fact,  
Albertelli Law

*[Handwritten Signature]*

Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-006097

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 27 day of March, 2024, before me, the undersigned officer,  
personally appeared William Payne, 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.

*[Handwritten Signature]*  
Notary Public

My Commission Expires: 4/14/2033

