

2025-015571

I certify this instrument
was filed on:

08/22/2025 08:01:16 AM

**Myka Bono Sample
Saline County Circuit Clerk**

Pages: 3
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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-004949

**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 24, 2025 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SAID SECTION 33, AND RUN THENCE WEST ALONG THE NORTH LINES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE NORTHWEST, QUARTER FOR 3,133.5 FEET; THENCE SOUTH FOR 50 FEET; MORE OR LESS, TO A POINT ON THE SOUTH LINE OF COUNTY ROAD; SAID POINT BEING 30 FEET AT RIGHT ANGLES FROM CENTER OF SAID COUNTY ROAD; THENCE SOUTH 10 DEGREES 30 MINUTES EAST ALONG WEST LINE OF A ROAD FOR 275.03 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; RUN THENCE SOUTH 10 DEGREES 30 MINUTES EAST ALONG WEST LINE OF ROAD FOR 174.97 FEET; THENCE SOUTH 79 DEGREES 30

MINUTES WEST FOR 280 FEET TO THE CENTERLINE OF HURRICANE CREEK; RUN THENCE IN A NORTHERLY DIRECTION ALONG CENTER OF HURRICANE CREEK FOR 199.8 FEET MORE OR LESS TO A POINT THAT IS SOUTH 82 DEGREES 13 MINUTES WEST OF THE POINT OF BEGINNING; RUN THENCE NORTH 82 DEGREES 13 MINUTES EAST FOR 350 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Street Address: 112 W Lea Cir Bryant AR 72022

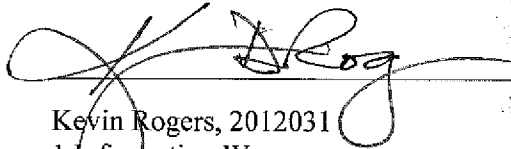
WHEREAS on July 13, 2018 Billy W Mcchesney and Sharon K Mcchesney, husband and wife, executed a Mortgage in favor of Regions Bank Dba Regions Mortgage. Said Mortgage was recorded on August 2, 2018 as Instrument No. 2018-014682 in the real property records of Saline County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Regions Bank dba Regions Mortgage, 1900 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 June 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 12 day of August, 2025. Regions Bank dba 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. 24-004949

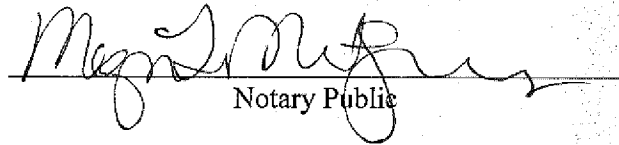
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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§

On this 12 day of August, 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

