

L202511572
WHITE CO. AR FEE \$190.00
PRESENTED & RECORDED
09/12/2025 08:49:09
SARA BROWN-CARLTON
CIRCUIT CLERK
BY: BRIDGITTE BENNETT
DEPUTY
BK: MISC 2025
PG: 9767 - 9768

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-010929

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 13, 2025 at or about 12:00 PM, the subject real property described herein below will be sold at Main Entrance of the White County Courthouse, 300 N. Spruce, Searcy, AR 72143 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 White County, Arkansas more particularly described as follows:

LOT NINE (9), PHASE II OF BEAVERS SUBDIVISION TO THE CITY OF SEARCY,
ARKANSAS.

Street Address: 2114 Jonathan Ln Searcy AR 72143

WHEREAS on April 30, 2010, Jillian E. Treadway, an unmarried person, 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 May 5, 2010 in Book 2010, Page 10921 in the real property records of White County, Arkansas. The Deed of Trust was subsequently assigned to Regions Bank dba Regions Mortgage by virtue of an assignment dated April 5, 2012 and recorded on April 11, 2012 as Instrument No. 2012-4554 in the real property records of White County, Arkansas. The Deed of Trust was subsequently assigned to Regions Bank dba Regions Mortgage by virtue of an assignment dated November 15, 2016 and recorded on December 5, 2016 as Instrument No. 2016-14741 in the real property records of White 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 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 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 February 1, 2025, 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 5th day of September, 2025

Albertelli Law
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-010929

CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF WHITE
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num L202511572
09/12/2025 08:49:09 AM
SARA BROWN-CARLTON
WHITE COUNTY CIRCUIT CLERK
By: _____

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 5th day of September, 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.

My Commission Expires: 4/14/2033

