

L202502017
WHITE CO. AR FEE \$165.00
PRESENTED & RECORDED
02/24/2025 09:36:37
SARA BROWN-CARLTON
CIRCUIT CLERK
BY: BRIDGITTE BENNETT
DEPUTY
BK: MISC 2025
PG: 2139 - 2141

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-001639

**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 April 29, 2025 at or about 9:00AM, the subject real property described herein below will be sold at the 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 Mortgage is located in White County, Arkansas more particularly described as follows:

ALL THE FOLLOWING DESCRIBED LANDS LYING IN WHITE COUNTY, ARKANSAS:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHT (8) NORTH, RANGE SIX (6) WEST, IN WHITE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4), THENCE SOUTH 01 DEGREE 46 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) 315.02 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 01 DEGREE 46 MINUTES 46 SECONDS WEST 180.76 FEET, THENCE NORTH 89 DEGREES 42 MINUTES 53 SECONDS EAST 208.71 FEET; THENCE SOUTH 01 DEGREE 46 MINUTES 46 SECONDS WEST 29.82 FEET, THENCE NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST 211.31 FEET; THENCE NORTH 01 DEGREE 46 MINUTES 46 SECONDS EAST 210.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 31 SECONDS WEST 420.0 FEET TO THE POINT OF BEGINNING., CONTAINING 1.88 ACRES, MORE OR LESS.

SUBJECT TO ALL EXISTING EASEMENTS AND RIGHT OF WAYS FOR ROADS OR OTHER PURPOSES.

AND AN EASEMENT FOR INGRESS AND EGRESS, SAID EASEMENT BEING OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT. A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHT (8) NORTH, RANGE SIX (6) WEST, IN WHITE COUNTY, AR, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SAID SECTION TWENTY (20), THENCE SOUTH 01 DEGREE 46 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) 315.02 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST 32.80 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #385 AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST 38.97 FEET, THENCE NORTH 67 DEGREES 01 MINUTE 15 SECONDS WEST 41.92 FEET TO THE EAST RIGHT OF WAY OF SAID STATE HIGHWAY #385, THENCE SOUTH 01 DEGREE 36 MINUTES 11 SECONDS WEST ALONG SAID RIGHT OF WAY 19.93 FEET TO THE POINT OF BEGINNING.

Street Address: 434 Highway 385 N Judsonia AR 72081

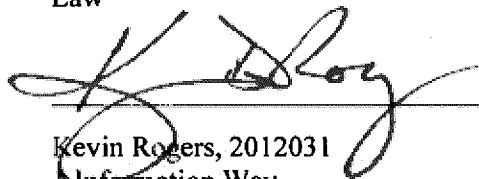
WHEREAS on October 27, 2020 Angela J. Jackson, unmarried woman, executed a Mortgage in favor of Regions Bank d/b/a Regions Mortgage. Said Mortgage was recorded on October 30, 2020 in Book 2020, Page 30279-30298 in the real property records of White County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Regions 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 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.

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WITNESS my hand this 21 day of February, 2025. Regions Bank, by its attorney-in-fact, Albertelli
Law



Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-001639

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 L202502017
02/24/2025 09:36:37 AM
SARA BROWN-CARLTON
WHITE COUNTY CIRCUIT CLERK
By:

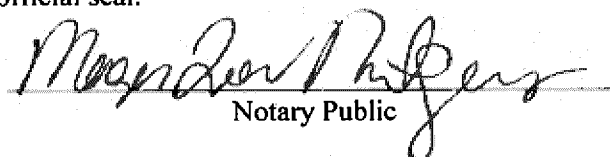
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

§
§

On this 21 day of February, 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

