

2025R-01580
Recorded in District: SOUTHERN
05/22/2025 02:46 PM
APRIL HICE, CIRCUIT CLERK
LOGAN COUNTY ARKANSAS
BY: APRIL100 D.C.
PAGES: 3
ELECTRONICALLY RECORDED DOCUMENT

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-006591

**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 July 28, 2025 at or about 11:45AM, 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:

PART OF THE NE1/4 OF THE SE1/4 OF SECTION 28. TOWNSHIP 6 NORTH. RANGE 27 WEST, LOGAN COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NE CORNER OF THE NE1/4 OF THE SE1/4 THENCE SOUTH 01 DEG. 01 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF THE NE1/4 OF THE SE1/4, 596.10 FEET TO THE NORTH SIDE OF A COUNTY ROAD; THENCE ALONG THE NORTH SIDE OF THE ROAD ON THE FOLLOWING COURSES: SOUTH 4 DEG. 27 MINUTES 14 SECONDS WEST, 184.44 FEET: SOUTH 71 DEG. 08 MINUTES 43 SECONDS WEST, 29 FEET; SOUTH 75 DEG 03 MINUTES 20 SECONDS WEST, 534.62 FEET: THENCE LEAVING THE ROAD, NORTH 00 DEG. 42 MINUTES 52 SECONDS WEST, 351.44 FEET: THENCE EAST 420 FEET; THENCE NORTH 13 DEG. 56 MINUTES 48 SECONDS WEST, 546.06 FEET TO THE NORTH LINE OF THE NE1/4 OF THE SE1/4: THENCE EAST, 371.40 FEET TO THE POINT OF BEGINNING, CONTAINING 7.65 ACRES, MORE OR LESS, LESS AND EXCEPT A STRIP OF LAND 40 FEET IN WIDTH SPECIFICALLY DESCRIBED AS FOLLOWS: PART OF THE NE1/4 OF THE SE1/4 OF SECTION 28. TOWNSHIP 6

NORTH. RANGE 27 WEST, LOGAN COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE NE1/4 OF THE SE1/4 WHERE MY FENCE LOCATED APPROXIMATELY 15 FEET WEST OF THE NE CORNER OF THE NE1/4 OF THE SE1/4 INTERSECTS THE NORTH LINE THEREOF; THENCE WEST 40 FEET TO THE POINT OF BEGINNING: THENCE SOUTH AND PARALLEL WITH SAID FENCE 596.1 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY OF CALIHAN ROAD: THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY 40 FEET TO AN EXISTING FENCE: THENCE NORTH ALONG SAID FENCE 596.1 FEET, MORE OR LESS TO THE NORTH LINE OF SAID NE1/4 OF THE SE1/4 OF SECTION 28, TOWNSHIP 6 NORTH. RANGE 27 WEST: THENCE WEST 40 FEET TO THE POINT OF BEGINNING: SAID EXCEPTION CONTAINING 0.55 ACRES. MORE OR LESS, AND CONVEYING IN THE AGGREGATE 7.10 ACRES, MORE OR LESS.

LESS AND EXCEPT TWO EXISTING EASEMENTS BEING USED BY ADJOINING PROPERTY OWNERS DESCRIBED AS FOLLOWS:

(1) PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 27 WEST, LOGAN COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4, THENCE EAST, 620.70 FEET; THENCE SOUTH 00 DEG. 42 MINUTES 52 SECONDS EAST, 530 FEET; THENCE EAST, 18 FEET TO THE POINT OF BEGINNING: THENCE ALONG AND 10 FEET EITHER SIDE OF THE CENTERLINE OF A EXISTING ROAD ON THE FOLLOWING COURSES: SOUTH 01 DEG. 48 MINUTES WEST, 107.40 FEET; SOUTH 14 DEG. 16 MINUTES EAST, 87 FEET; SOUTH 25 DEG. 07 MINUTES EAST 71.40 FEET; SOUTH 32 DEG. 10 MINUTES EAST, 106 FEET TO THE NORTH SIDE OF A COUNTRY ROAD.

(2) AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28. TOWNSHIP 6 NORTH, RANGE 27 WEST LOGAN COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 THENCE EAST, ALONG THE NORTH LINE OF THE NE 1/4 OF THE SE 1/4, 620.70 FEET TO THE POINT OF BEGINNING: THENCE EAST, 325 FEET; THENCE SOUTH 13 DEG. 56 MINUTES 48 SECONDS EAST, 546.06 FEET; THENCE WEST, 420 FEET; THENCE SOUTH 00 DEG. 42 MINUTES 52 SECONDS EAST 371.55 FEET TO THE NORTH SIDE OF THE COUNTY ROAD: THENCE SOUTH MINUTES 74 DEG. 26 MINUTES WEST, ALONG THE NORTH SIDE OF THE ROAD, 31.03 FEET: THENCE NORTH 00 DEG. 42 SECONDS 52 SECONDS WEST, LEAVING THE ROAD, 909.88 FEET TO THE POINT OF BEGINNING. (475 CALLAHAN ROAD).

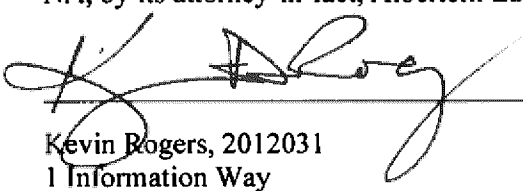
Street Address: 475 Calihan Rd Booneville AR 72927

WHEREAS on August 11, 2023 Shay-lynn Riddle, married woman and Cody Andrew Davis, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Security Bank. Said Mortgage was recorded on August 11, 2023 in Book 2023, Page 4229 in the real property records of Logan County, Arkansas. Said Mortgage was subsequently assigned to Citizens Bank, N.A. by virtue of an assignment dated March 13, 2025 and recorded on March 20, 2025 as Instrument No. 2025R-00787 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: CITIZENS BANK NA f/k/a RBS CITIZENS NA 1 Citizens Plaza Providence RI 02903 at Telephone No. 877-745-7364; 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 October 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.

WITNESS my hand this 27 day of May, 2025 CITIZENS BANK NA f/k/a RBS CITIZENS NA, by its attorney-in-fact, Albertelli Law

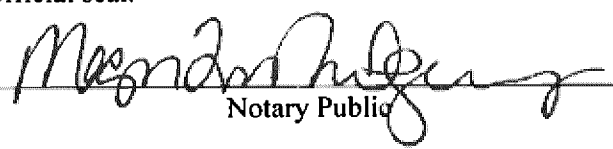

Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-006591

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 22 day of May, 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



Logan County, AR SOUTHERN District
I hereby certify that this instrument was Filed and Recorded
in the Official Records in Doc Num 2025R-01580
RECORDED DATE: 05/22/2025 02:46 PM
APRIL HICE, LOGAN COUNTY CIRCUIT CLERK & RECORDER
BY: APRIL100 D.C.

