

L202506641
WHITE CO. AR FEE \$160.00
PRESENTED & RECORDED
05/28/2025 09:00:25
SARA BROWN-CARLTON
CIRCUIT CLERK
BY: DENISE MORRIS
DEPUTY
BK: MISC 2025
PG: 5924 - 5925

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-007684

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 August 07, 2025 at or about 12:00PM, 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:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 8 WEST, WHITE COUNTY, ARKANSAS AND RUNNING THENCE SOUTH ON SECTION LINE 663 FEET; THENCE EAST 275 FEET TO POINT OF BEGINNING; THENCE SOUTH 105 FEET; THENCE EAST 550 FEET; THENCE NORTH 105 FEET; THENCE WEST 550 FEET TO THE POINT OF BEGINNING.

AND

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 8 WEST, WHITE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, TOWNSHIP 5 NORTH, RANGE 8 WEST AND RUN THENCE SOUTH ON SECTION LINE 663 FEET; THENCE EAST 165 FEET TO POB; THENCE SOUTH 85 FEET; THENCE EAST 110 FEET; THENCE NORTH 85 FEET; THENCE WEST 110 FEET TO POB AND SUBJECT TO AN EASEMENT RESERVED ALONG THE SOUTH SIDE THEREOF BEING 30 FEET WIDE AND RUNNING THE ENTIRE LENGTH OF THE PROPERTY FROM WEST TO EAST.

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 8 WEST AND RUNNING THENCE SOUTH ON SECTION LINE 708 FEET TO POINT OF BEGINNING; THENCE EAST 275 FEET; THENCE SOUTH 30 FEET; THENCE WEST 275 FEET; THENCE NORTH 30 FEET TO POINT

OF BEGINNING.

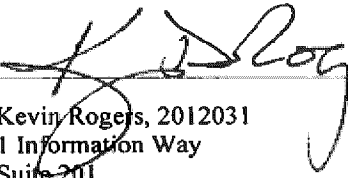
Street Address: 709 1/2 South Apple Beebe AR 72012

WHEREAS on January 16, 2014 Amanda Weaver and Bryan Weaver, wife and husband, executed a Mortgage in favor of Regions Bank d/b/a Regions Mortgage. Said Mortgage was recorded on January 21, 2014 in Book MTG2014, Page 1313 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, 1900 Fifth Avenue North, Birmingham AL 35203, at Telephone No. ; 1(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 May 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. Regions Bank, by its attorney-in-fact, Albertelli Law



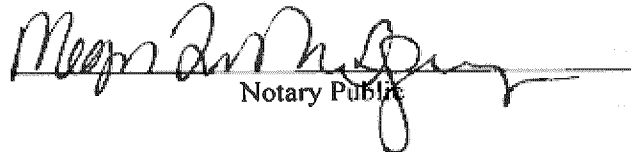
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-007684

ACKNOWLEDGEMENT

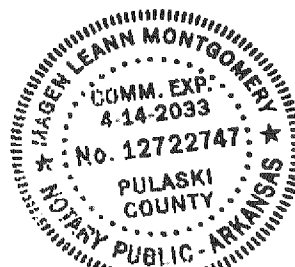
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 27 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



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 L202506641
05/28/2025 09:00:25 AM
SARA BROWN-CARLTON
WHITE COUNTY CIRCUIT CLERK
By: _____