

Reserved for recording
purposes ONLY.

2025R-01366
Recorded in District: SOUTHERN
05/05/2025 12:00 PM
APRIL HICE, CIRCUIT CLERK
LOGAN COUNTY ARKANSAS
BY: WHITNEY100 D.C.
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-005482-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: SHERRY E. KENNEDY
(or as otherwise noted by the recorder)

MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION

NOTICE IS HEREBY GIVEN that on **July 15, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold at the **Main Entrance of the Logan County Courthouse, 366 North Broadway Street, Booneville, AR 72927** to the highest bidder for cash. The sale will extinguish the interests of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH AT THE TIME OF SALE UNLESS OTHERWISE AGREED TO BY MORTGAGEE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Logan (Southern - Booneville District) County, Arkansas more particularly described as follows:

The following land lying in Logan County, Arkansas: Tract I:
Part of the SW 1/4 SE 1/4, Section 28, Township 6 North, Range 27 West, described as: Beginning at an iron pipe in the East right of way line of the paved road 560 feet North of the Southern Corner of the SW 1/4 SE 1/4 of Section 28, Township 6 North, Range 27 West and running thence East 310 feet, more or less to a certain ditch or branch, thence Southerly along said ditch 175 feet, thence West to the East right of way of said road, thence North 175 feet to the place of beginning.

Tract II: The North one acre or the following described land:
Part of the SW 1/4 of the SE 1/4 of Section 28, Township 6 North,

Range 27 West, described as follows: Beginning at a point 385 feet North of the Southwest corner of said forty; Thence East 280 feet; Thence Southerly 327 1/2 feet; Thence West 261 1/2 feet; thence North 327 1/2 feet to the point of beginning, containing 2 acres, more or less. Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

Street Address: 3063 North State Highway 116, Booneville, AR 72927

WHEREAS on September 14, 2015, Sherry E. Kennedy aka Sherry E. Haller executed a Mortgage in favor of Regions Bank, which was recorded on **October 1, 2015 in Book 201508, Page 935**, in the real estate records of Logan (Southern - Booneville District) County, Arkansas. The party initiating foreclosure is Regions Bank and can be contacted at or in care of its servicer initiating foreclosure at: Regions Bank dba Regions Mortgage, 1900 Fifth Avenue North, Birmingham, AL 35203, at Telephone Number 1-800-748-9498; 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, 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.

The undersigned is an active, licensed member of the Bar of the Supreme Court of the State of Arkansas, and the law firm of the undersigned maintains an office at 415 N. McKinley St., Suite 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public during regular business hours, and has the ability to accept funds from a grantor, mortgagor, or obligor to reinstate or pay off a mortgage or deed of trust.

WITNESS my hand this May 2, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR REGIONS BANK

By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

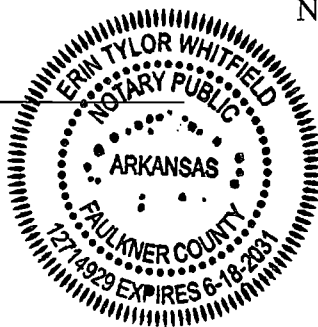
On this 2 day of May, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute such instrument, stating their respective capacities in that behalf, to me personally well known, who stated that they were an attorney with Timothy D. Padgett, P.A., a Company, the Trustee for Regions Bank, and was duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said Company, and further stated and acknowledged that they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

2 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of May, 2025.

My Commission Expires:

6-18-2031

[PLG 25-005482-1]



Erin Tylor Whitfield
Notary Public, State of Arkansas

Logan County, AR SOUTHERN District
I hereby certify that this instrument was Filed and Recorded
in the Official Records in Doc Num 2025R-01366
RECORDED DATE: 05/05/2025 12:00 PM
APRIL HICE, LOGAN COUNTY CIRCUIT CLERK & RECORDER
BY: WHITNEY100 D.C.

