

Reserved for recording
purposes ONLY.

2025R-02562

POINSETT COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED
08/25/2025 08:45 AM
MISTY RUSSELL, CIRCUIT CLERK
BY: HELEN PRIDDY

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 23-004763-4

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: RONALD EDMOND THOMPSON
(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 **October 31, 2025, at or about 01:30 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Poinsett County Courthouse, 401 Market Street, Harrisburg, AR 72432** 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 Poinsett County, Arkansas more particularly described as follows:

THE FOLLOWING REAL PROPERTY IN POINSETT COUNTY, ARKANSAS: LOT 17 OF THE REPLAT OF CLOGSTON-CAMPBELL FIRST ADDITION TO THE CITY OF TRUMANN, POINSETT COUNTY, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT ENVELOPE 164-B. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. PARCEL ID(S): 555-02980-0000 BEING PREVIOUSLY CONVEYED BY PROBATE FROM RONALD EDMOND THOMPSON, EXECUTOR OF

**THE ESTATE OF LOIS PAULINE THOMPSON, DECEASED
TO RONALD EDMOND THOMPSON, DATED 07/17/2006,
AND RECORDED ON 07/18/2006 AT DOCUMENT
REFERENCE P-2005-141 IN POINSETT COUNTY,
ARKANSAS.**

**Street Address: 100 Country Club Boulevard, Trumann, AR
72472**

WHEREAS on July 9, 2020, Ronald Edmond Thompson, unmarried executed a Mortgage in favor of Regions Bank, which was recorded on **July 30, 2020, as Instrument Number 2020R-02270**, in the real estate records of Poinsett 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 August 22, 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

[illegible]

On this 22 day of August, 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22 day of August, 2025.

Eric Taylor Whitfield
Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

[PLG 23-004763-4]

