

Reserved for recording
purposes ONLY.

CERTIFICATE OF RECORD
INSTRUMENT # 2026-00586
FILED: 01/16/2026 01:18:21 PM
LONOKE COUNTY, ARKANSAS
DEBORAH OGLESBY, CIRCUIT CLERK
BY: PEGGY KING PAGES: 3
165.00



THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-018253-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: JAMES L BRANCH III
(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 **March 27, 2026, at or about 09:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Lonoke County Courthouse, 301 North Center Street, Lonoke, AR 72086** 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 Lonoke County, Arkansas more particularly described as follows:

A tract of land located in part of the SW1/4 Section 2, T4N, R10W, Lonoke County, Arkansas, being more particularly described as follows: Commencing at the SW corner of the SW1/4, Section 2; thence North 01° 29' 36" West, 1014.0 feet to the point of beginning; thence North 01° 29' 36" West, 326.0 feet to the South right of way line of Mt. Springs Road; thence North 88° 02' 30" East, along said right of way line, 200.0 feet; thence South 01° 29' 36" East, 326.0 feet; thence South 88° 02' 30" West, 200.00 feet to the point of beginning.

Street Address: 2313 Mountain Springs Road, Cabot, AR 72023

WHEREAS on March 12, 2012, James L. Branch, III, an unmarried person executed a Mortgage in favor of Regions Bank d/b/a Regions Mortgage, which was recorded on **March 15, 2012 as Instrument Number 201202813**, in the real estate records of Lonoke County, Arkansas. The party initiating foreclosure is Regions Bank DBA Regions Mortgage 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 North McKinley, Ste 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 January 15, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR REGIONS BANK DBA REGIONS MORTGAGE

By: Renee Price

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

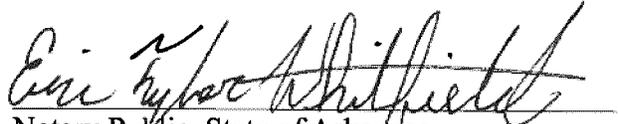
Little Rock, AR 72205

(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 15 day of January, 2026, 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 DBA Regions Mortgage, 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.

15 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of January, 2026.



Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

[PLG 25-018253-1]

