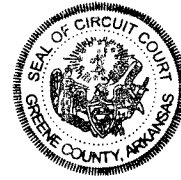


Reserved for recording  
purposes ONLY.



**2025008475**  
**GREENE CO. AR FEE \$165.00**  
PRESENTED & RECORDED  
**12/17/2025 10:34:23**  
LESA GRAMLING  
CIRCUIT CLERK  
BY: VALERIE SMITH  
DEPUTY CLERK

---

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
**415 North McKinley**  
**Ste 1177**  
**Little Rock, AR 72205**  
**(850) 422-2520**  
**PLG 25-007166-1**

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: AMY RENEE 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 **February 20, 2026, at or about 09:30 AM**, the subject real property described herein below will be sold **at the main entrance to the Greene County Courthouse, 320 West Court Street, Paragould, AR 72450** 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 Greene County, Arkansas more particularly described as follows:

**All of Lot 470 of Carriage Hill Tenth Addition to the City of  
Paragould, Arkansas**

**Street Address: 4605 South 28th Street, Paragould, AR 72450**

WHEREAS on April 12, 2017, Amy Renee Thompson and Donald E. Thompson, wife and husband executed a Mortgage in favor of BancorpSouth Bank, which was recorded on **April 13, 2017 as Instrument Number 201702624**, in the real estate records of Greene County, Arkansas. The party initiating foreclosure is Cadence Bank f/k/a BancorpSouth Bank and can be contacted at or in care of its servicer initiating foreclosure at: BancorpSouth Bank, P.O. Box 789, 2778 W. Jackson Street, Tupelo, MS 38802, at Telephone Number 1.662.678.7679; 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 December 15, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR CADENCE BANK F/K/A BANCORPSOUTH BANK

By:



Rence 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 December, 2025, before me, Erin Tyler 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 Cadence Bank f/k/a BancorpSouth 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**  
15 **day of December, 2025.**

My Commission Expires:

6-18-2031

Erin Tyler Whitfield  
Notary Public, State of Arkansas

[PLG 25-007166-1]

