

MORTGAGES

FILED: 01/05/2026 09:55 AM
CONWAY COUNTY, AR
DARLENE MASSINGILL, CIRCUIT CLERK
BY: KYLIE D.C.
PAGES: 3

Reserved for recording
purposes ONLY.

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-017821-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: CRYSTAL L LENTZ, MATTHEW J LENTZ
(or as otherwise noted by the recorder)

TRUSTEE'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 9, 2026, at or about 11:30 AM**, the subject real property described herein below will be sold **at the main entrance of the Conway County Courthouse, 115 South Moose Street, Morrilton, AR 72110** 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 Deed of Trust is located in Conway County, Arkansas more particularly described as follows:

TWO ACRE TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 11, TOWNSHIP 5 NORTH, RANGE 17 WEST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SE 1/2 OF THE NE 1/2 OF SAID SECTION 11, AND RUNNING THENCE WEST 417.50 FEET, THENCE NORTH 208.75 FEET, THENCE EAST 417.50 FEET, THENCE SOUTH 208.75 FEET TO THE PLACE OF BEGINNING; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH,

**RANGE 17 WEST, MORE PARTICULARLY DESCRIBED AS
FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SAID SECTION 11, AND RUNNING THENCE WEST 257.50
FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER TO A POINT OF
BEGINNING, RUNNING THENCE NORTH 208 3/4 FEET;
THENCE WEST 160 FEET, THENCE SOUTH 208 3/4 FEET;
THENCE EAST 160 FEET TO THE POINT OF BEGINNING.**

Street Address: 79 Tyler Street, Oppelo, AR 72110

WHEREAS on March 22, 2001, Matthew J Lentz and Crystal L Lentz, husband and wife executed a Deed of Trust to Delbert Mickel Jr., as Trustee for the benefit of Firstar Bank, N.A., which was recorded on **March 27, 2001 in Book 294, Page 566**, in the real estate records of Conway County, Arkansas. The party initiating foreclosure is U.S. BANK NATIONAL ASSOCIATION and can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, at Telephone Number 1-800-365-7772; and

WHEREAS, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 January 2, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION

By:



Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

[illegible]

On this 2 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 U.S. BANK NATIONAL ASSOCIATION, 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.

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

My Commission Expires:

6-18-2031

Eric Lyne Whitfield
Notary Public, State of Arkansas

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