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purposes ONLY.

2026-006182
LESLIE MASON, CIRCUIT CLERK
STATE OF ARKANSAS
COUNTY OF MISSISSIPPI
DISTRICT: CHICKASAWBA
FILED FOR RECORD:
08/27/2026 11:42 AM
BY: ALICIA D.C.

THIS FORM PREPARED BY:

✓
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 24-006449-7

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: QUIANNA T HUDDLESTON,
(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 **November 3, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Mississippi County Courthouse, 200 West Walnut, Blytheville, AR 72315** 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 Mississippi (Chickasawba District) County, Arkansas more particularly described as follows:

All of Lot 21 according to the amended plat of Lots 16 through 22, Block 6, of the replat of the Martins Addition to the City of Blytheville, Arkansas. AND A part of the Southwest Quarter of Section 9, Township 14 North, Range 11 East, described as follows: Commencing at the Northwest corner of Lot Twenty-One (21), Block Six (6), Amended Plat of the Replat of Martin Addition to the City of Blytheville, Arkansas, according to Plat in Plat Book 3, Page 118, and run thence in a Westerly direction on a line extended with the North boundary line of said Lot Twenty-One (21) 50 feet; thence Southerly along a line that is parallel to the westerly boundary line of said Lot Twenty-One (21) 93 feet; thence Easterly 50 feet to the Southwest corner of said Lot Twenty-One (21); thence

Northerly along the westerly line of said Lot Twenty-One (21) 93 feet to point of beginning. This description is that portion of the railroad easement originally in the name of the Paragould and Southeastern Railroad Company which lies adjacent and immediately to the West of aforementioned Lot Twenty-One (21).

Street Address: 511 North 18th Street, Blytheville, AR 72315

WHEREAS on May 26, 2023, Quianna T Huddleston, Unmarried Woman executed a Mortgage in favor of Regions Bank d/b/a Regions Mortgage, its successors and assigns, which was recorded on **June 5, 2023 as Instrument Number 2023-003504**, in the real estate records of Mississippi (Chickasawba District) 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 August 19, 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 19 day of August, 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.

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

My Commission Expires:

6-18-2031

Eunice Whitfield
Notary Public, State of Arkansas



[PLG 24-006449-7]