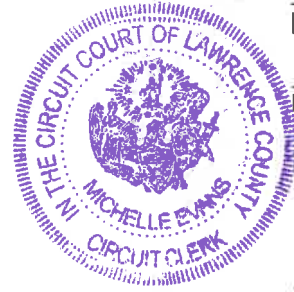


Reserved for recording purposes ONLY.



**CERTIFICATE of RECORD**  
**Book 2026-04345**

RECORD Book

AB

Filed: 04/21/2026 09:54 am  
Lawrence County, Arkansas  
Michelle Evans, Circuit Clerk  
By: AUDREA GLENN, D.C.

**3 Pages**      **\$25.00**

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 24-010682-5

**Grantor: TIMOTHY D. PADGETT, P.A.**

**Grantee: BRENDA MATHESON, FRANK MATHESON, MILLICENT WINFREY**  
(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 **July 2, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance to the Lawrence County Courthouse, 315 West Main Street, Walnut Ridge, AR 72476** 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 Lawrence County, Arkansas more particularly described as follows:

**Lot Six (6) of Block Nine (9) of Mary A. Ponder's Addition to the town of Walnut Ridge, Arkansas.**

**Street Address: 318 Northwest 7th Street, Walnut Ridge, AR 72476**

WHEREAS on December 6, 2012, Frank Matheson and Brenda Matheson, husband and wife, and Millicent Winfrey, joint tenants with right of survivorship executed a Deed of Trust to Delbert Mickel, as Trustee for the benefit of Regions Bank d/b/a Regions Mortgage, which was recorded on **December 6, 2012 in Book 2012, Page 10161**, in the real estate records of Lawrence 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, 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 April 17, 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 20 day of April, 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.

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

*Erin Tylor Whitfield*  
\_\_\_\_\_  
Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

[PLG 24-010682-5]

