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**L202601155**

JOHNSON CO, AR FEE \$25.00

PRESENTED: 03-17-2026 02:51:45 PM

RECORDED: 03-17-2026 02:51:45 PM

MONICA KING

CIRCUIT CLERK

BY: MECHELLE VANNOY

CHIEF DEPUTY CLERK

**BK: 1 2026005**

**PG: 223-225**

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**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**

**415 North McKinley**

**Ste 1177**

**Little Rock, AR 72205**

**(850) 422-2520**

**PLG 26-001913-1**

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

**Grantee: JAMES A LIPPS**

(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 **May 18, 2026, at or about 09:30 AM**, the subject real property described herein below will be sold **at the main entrance of the Johnson County Courthouse, 215 West Main Street, Clarksville, AR 72830** to the highest bidder for cash. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.* 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 Johnson County, Arkansas more particularly described as follows:

**The following lands lying in the County of Johnson and State of Arkansas, to-wit: A part of the North half Northwest Quarter (N/2 NW/4) of Section 11, Township 10 North, Range 23 West, more particularly described as follows: Commencing**

**at the SW corner of the N/2 NW/4, thence East along the South line thereof 902 feet to the Point of Beginning, thence continue East 902 feet, thence North 1320 feet to the North line of the N/2 NW/4, thence West along the North line of said N/2 NW/4 902 feet to a point due North of the Point of Beginning, thence South 1320 feet to the point of beginning and containing 27.33 acres, more or less. Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.**

**Street Address: 2701 State Highway 818, Clarksville, AR 72830**

WHEREAS on April 13, 2016, James A Lipps, unmarried executed a Mortgage in favor of Regions Bank, which was recorded on **April 28, 2016 in Book 2016007, Page 00477 and Instrument Number 220842**, in the real estate records of Johnson County, Arkansas. The party initiating foreclosure is Regions Bank 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.

