

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 26-005202-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: ANNA G LAVENDER**  
(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 **July 7, 2026, at or about 10:30 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Miller County Courthouse, 400 Laurel Street, Texarkana, AR 71854** 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 Miller County, Arkansas more particularly described as follows:

**The NE 1/4 NW 1/4 of said Section 20; thence West, 146 feet to the Southwest Corner of said lot three (3); thence North, 80 feet to the Northwest Corner of said Lot Three (3); thence East, 146 feet to the center line of Pinson Street; thence South along**

**the center line of Pinson Street 80 feet to the Point of beginning, subject, however, to the following: 1. Title to all oil gas and other minerals within and underlying the premises, together with mining and drilling rights, privileges and immunities relating thereto. 2. 25 feet building set back line and 10 feet utility easement as shown on unrecorded plat od said addition and as shown on survey by Richard V. Hall, dated August 10, 1990. This being the same property conveyed to Anna Gwendolyn Corley, a single person, dated 08/27/1990 and recorded on 08/27/1990 in Book 336, Page 54, in the Miller County recorders office. Parcel No. 3850030**

**Street Address: 2201 Pinson Drive, Texarkana, AR 71854**

WHEREAS on July 26, 2023, Anna G Lavender AKA Anna Gwendolyn Corley, unmarried woman executed a Mortgage in favor of Regions Bank, which was recorded on **August 10, 2023, as Instrument Number 2023R005008, and modified in Instrument Number 2025R004880** in the real estate records of Miller 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.

