

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 26-006472-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: WILLIE B GREER,
(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 30, 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 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 Miller County, Arkansas more particularly described as follows:

All that certain tract or parcel of land being part of the East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Fifteen (15) South, Range Twenty-Eight (28) West, Miller County, Arkansas and being more particularly described as follows:

Beginning: at a set railroad spike for corner in a County Road, same being North 00 degrees 39 minutes 44 seconds West, 132.00 feet from the Southeast corner of the East 1/2 of the NE 1/4 of the SW 1/4 of the SE 1/4 of Section 2, Township 15 South, Range 28 West, Miller County, Arkansas;

Thence: North 00 degrees 39 minutes 44 seconds West, with a County Road, 129.09 feet to a set railroad spike for corner; Thence South 88 degrees 57 minutes 40 seconds West, 152.70 feet to a set 5/8 inch rebar for corner at an existing fence corner; Thence South 05 degrees 04 minutes 46 seconds East, 129.60 feet to a set 5/8 inch rebar for corner in an existing fence line; Thence North 88 degrees 53 minutes 02 seconds East, 142.72 feet to the Point of Beginning, containing 0.4381 of an acre of land, more or less.

Together with the following described Septic System Easement:

All that certain tract or parcel of land being part of the East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Fifteen (15) South, Range Twenty-Eight (28) West, Miller County, Arkansas and being more particularly described as follows:

Commencing at a set railroad spike for corner in a County Road, same being North 00 degrees 39 minutes 44 seconds West, 132.00 feet from the Southeast corner of the East 1/2 of the NE 1/4 of the SW 1/4 of Section 2, Township 15 South, Range 28 West, Miller County, Arkansas:

Thence South 88 degrees 53 minutes 02 seconds West, 142.72 feet to a set 5/8 inch rebar for corner in an existing fence line:

Thence North 05 degrees 04 minutes 46 seconds West, along an existing fence line, 56.75 feet to a point for corner and being the Point of Beginning for the here described tract of land;

Thence North 05 degrees 04 minutes 46 seconds West, along an existing fence line, 20.00 feet to a point for corner;

Thence South 85 degrees 22 minutes 06 seconds West 39.73 feet to a point for corner;

Thence South 04 degrees 37 minutes 54 seconds East, 20.00 feet to a point for corner

Thence North 85 degrees 22 minutes 06 seconds East, 39.89 feet to the Point of Beginning, containing 0.0183 of an acre of land, more or less.

Street Address: 171 Miller County 362, f/k/a Route 12, Box 528, Texarkana, AR 71854

WHEREAS on September 15, 2000, Willie B. Greer, a single person executed a Deed of Trust to Lloyd C. Champion, as Trustee for the benefit of Regions Bank, which was recorded on **September 18, 2000 in Book M724, Page 379**, 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, 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 May 15, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR REGIONS BANK

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 15 day of May, 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, 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.

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

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
Notary Public, State of Arkansas

[PLG 26-006472-1]

