

Reserved for recording  
purposes ONLY.

2026R-03269  
05/18/2026 08:42 AM  
JEFFERSON COUNTY AR  
FLORA COOK-BISHOP, CIRCUIT CLERK  
RECORDING FEE 25.00  
NOTICE OF DEFAULT 140.00

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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 26-006766-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: TIM D WARD**  
(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 29, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Jefferson County Courthouse, 101 West Barraque Street, Pine Bluff, AR 71601** 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 Jefferson County, Arkansas more particularly described as follows:

**LOT TEN (10), BEAVER ACRES, JEFFERSON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 11 WEST OF THE 5TH P.M. FOR A POINT OF BEGINNING, PROCEED NORTH 225.6 FEET TO A POINT; THENCE EAST 970.7 FEET TO A POINT; THENCE SOUTH 225 FEET TO A POINT; THENCE WEST 985.16 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS OR PLATS OF RECORD.**

**Street Address: 3000 Nennig Lane, Redfield, AR 72132**

WHEREAS on June 29, 2011, Tim D. Ward, an unmarried person executed a Deed of Trust to Craig Hunt, as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Simmons First National Bank, which was recorded on **June 30, 2011 in Book 1273, Page 348, and modified in Instrument Number 2025R-07083** in the real estate records of Jefferson County, Arkansas. The beneficial interest of said Deed of Trust has been assigned to U.S. Bank National Association, its successors and assigns, which is the party initiating foreclosure. The party initiating foreclosure is U.S. BANK NATIONAL ASSOCIATION and can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, at Telephone Number 1-800-365-7772; 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 U.S. BANK NATIONAL ASSOCIATION

By: \_\_\_\_\_



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 U.S. BANK NATIONAL ASSOCIATION, 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

  
Notary Public, State of Arkansas

[PLG 26-006766-1]

