

Reserved for recording
purposes ONLY.

R2026-00946
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HOWARD COUNTY, ARKANSAS
ANGIE LEWIS, CIRCUIT CLERK
BY: ALANA MILLER
FEE: \$25.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-006815-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: CHRISTINE L. WHITMARSH,
(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 30, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Howard County Courthouse, 421 North Main Street, Nashville, AR 71852** 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 Mortgage is located in Howard County, Arkansas more particularly described as follows:

**The following land lying in Howard County, Arkansas, to-wit:
Part of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 22,
Township 10 South, Range 28 West, more particularly
described as follows: Beginning at the Northwest corner of the
NE 1/4 of NW 1/4 of SW 1/4 of Section 22, and run East 198
feet, Thence South 660 feet or to the right of-way of Highway
No. 27, Thence following said right-of-way in a westerly
direction 198 feet. Thence North 660 feet, more or less, to the
point of beginning. This being the same property conveyed to
Christine L. Whitmarsh, dated 06/03/1991 and recorded on**

**06/06/199 in Book 277, Page 147, in the Howard County
Recorder's Office, Parcel No. 001-04485-0000**

**Street Address: 1678 Highway 27 South, Mineral Springs, AR
71851**

WHEREAS on February 27, 2025, Christine L Whitmarsh, Unmarried Women executed a Mortgage in favor of Regions Bank, which was recorded on **March 20, 2025, as Instrument Number R2025-00434**, in the real estate records of Howard 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

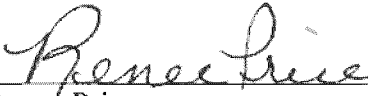
WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged 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.

WITNESS my hand this May 20, 2026.

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

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)

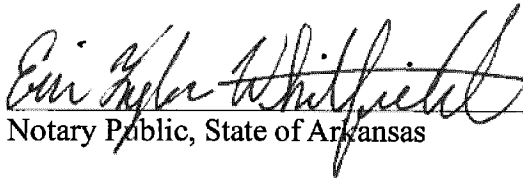
On this 20 day of May, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute 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.

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

My Commission Expires:

6-18-2031

[PLG 26-006815-1]


Notary Public, State of Arkansas

