

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 26-008355-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: ANTHONY S BATEMAN
(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 **August 5, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Arkansas County Courthouse - Northern District, 302 South College Street, Stuttgart, AR 72160** 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 Arkansas (Stuttgart - Northern District) County, Arkansas more particularly described as follows:

**Lot Ten (10), Block Twenty-Seven (27), Improvement Company's
Addition to the City of Stuttgart, Northern District of Arkansas
County, Arkansas.**

Street Address: 1208 South Wood Street, Stuttgart, AR 72160

WHEREAS on July 12, 2007, Anthony S Bateman, a married person, and Dana Bateman executed a Deed of Trust to Delbert Mickel, as Trustee for the benefit of Regions Bank D/B/A Regions Mortgage, which was recorded on **July 16, 2007 in Book 2007, Page 6339, and modified in Book DM 2020, Page 5187 and Instrument Number L202001511** in the real estate records of Arkansas (Stuttgart - Northern District) County, Arkansas. The party initiating foreclosure is NewRez LLC

and can be contacted at or in care of its servicer initiating foreclosure at: 75 Beattie Place, Suite 300, Greenville, SC 29601; 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 29, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR NEWREZ LLC

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 29 day of May, 2026, before me, Erin Tyler 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 NewRez LLC, 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.

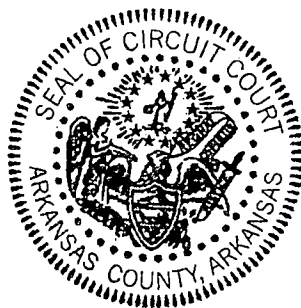
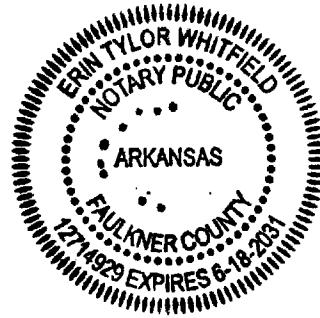
29 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of May, 2026.

My Commission Expires:

6-18-2031

[PLG 26-008355-1]

Erin Tylor Whitfield
Notary Public, State of Arkansas



Paula Binley DC

CERTIFICATE OF RECORD
ARKANSAS COUNTY, ARKANSAS
I hereby certify that this instrument was
filed and recorded in the official records
in book 2026 at page 3311
06/01/2026 11:45 AM
Sarah Merchant, Circuit Clerk & Recorder