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TYPE: LAND RECORDS FEE: \$165.00 1 OF 3
REC: 10/01/2026 08:05:35 AM | M. NEAL
KIND: NOTICE OF DEFAULT & INTENTION TO
SELL
INDEPENDENCE COUNTY, AR
GREG WALLIS, CIRCUIT CLERK
FILE NO: **L2026-5915**

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-006651-9

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: JEFFREY PATRICK,
(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 **December 18, 2026, at or about 12:15 PM**, the subject real property described herein below will be sold **at the main entrance to the Independence County Courthouse, 192 East Main Street, Batesville, AR 72501** 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 Independence County, Arkansas more particularly described as follows:

**Lot 30, Block 3 of Bryants Woodland Heights Addition to the
City of Batesville,
Arkansas.**

Street Address: 2925 Shade Tree Drive, Batesville, AR 72501

WHEREAS on June 17, 2024, JEFFREY PATRICK AND JULIE PATRICK, HUSBAND AND WIFE executed a Mortgage in favor of REGIONS BANK D/B/A REGIONS MORTGAGE, which was recorded on **June 17, 2024 in Book DT 2024, Page 8683-8702**, in the real estate records of Independence County, Arkansas. The party initiating foreclosure is REGIONS 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 September 30, 2026.

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

By: _____

Zachary Johnson
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF TENNESSEE)
) ss.
COUNTY OF SHELBY)

On this 30th day of September, 2026, before me, Autumn Adkins, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Zachary Johnson 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, 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.

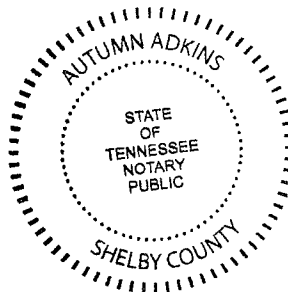
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
30th day of September, 2026.

My Commission Expires:

09/01/29

Autumn Adkins
Notary Public, State of Tennessee

[PLG 25-006651-9]



INDEPENDENCE COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED ON
10/01/2026 08:05:35 AM
AND RECORDED IN REAL ESTATE
FILE NUMBER L2026-5915
GREG WALLIS, CIRCUIT CLERK

Greg Wallis