

Reserved for recording  
purposes ONLY.

**RB 2025-1962**

**VAN BUREN CO. AR FEE \$180.00**

**PRESENTED & RECORDED**

**05/21/2025 11:32:12**

**DEBBIE GRAY  
CIRCUIT CLERK**

**BY: SANDI ESKRIDGE  
DEPUTY CLERK**

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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 24-013322-4**

**Grantor: TIMOTHY D. PADGETT, P.A.  
Grantee: SONJA K FULBRIGHT, TONYA F GRABHER,  
(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 25, 2025, at or about 09:00 AM, the subject real property described herein below will be sold at the Main Entrance to the Van Buren County Courthouse, 273 Main Street, Clinton, AR 72031 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 Van Buren County, Arkansas more particularly described as follows:**

**Part of the Southwest Quarter of the Southeast Quarter (PT. SW 1/4 SE 1/4) Section Two (2), Township Twelve (12) North, Range Thirteen (13) West, Van Buren County Arkansas: Described as beginning at the Northwest Corner of said SW 1/4 SE 1/4; Thence East 330 feet; Thence South 1320 feet; Thence West 330 feet; Thence North 1320 feet to the Point of Beginning, containing 10.00 acres, more or less.**

**Subject to a 55 foot road easement across Northwest Corner of above described property and subject to a 90 foot road easement**

**on the North end of the property running East and West along and with existing road.**

**Less and Except:**

**Part of the Southwest Quarter of the Southeast Quarter (PT. SW 1/4 SE 1/4) Section Two (2), Township Twelve (12) North, Range Thirteen (13) West, Van Buren County Arkansas: Described as Beginning at the Northwest Corner of said SW 1/4 SE 1/4; Thence running East along the North line of the SW 1/4 SE 1/4 a distance of 167 feet to a point; Thence running Southwesterly along the North side of Lute Mountain Road 265 feet; Thence running North along the Southwest Line of the SW 1/4 SE 1/4 168 feet back to the Point of Beginning. Containing 0.52 acre, more or less.**

**Street Address: 182 Coyote Canyon, Shirley, AR 72153**

WHEREAS on June 29, 2021, Tonya F Grabher, unmarried woman, and Sonja K Fulbright AKA Sonja Kay Fulbright and Don Fulbright, wife and husband executed a Mortgage in favor of Regions Bank dba Regions Mortgage, which was recorded on **July 6, 2021, as Instrument Number RB 2021-3261, and modified in Instrument Number RB 2022-2803** in the real estate records of Van Buren County, Arkansas. The party initiating foreclosure is Regions Bank DBA Regions Mortgage 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 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 21, 2025.

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

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    )

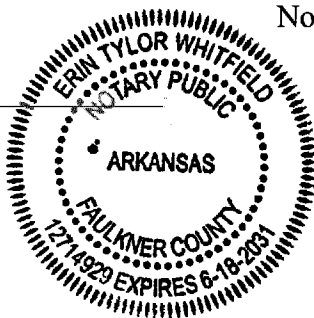
On this 21 day of May, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute 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 DBA Regions Mortgage, 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.

21 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this  
day of May, 2025.

My Commission Expires:

6-18-2031

[PLG 24-013322-4]



Erin Tylor Whitfield  
Notary Public, State of Arkansas