

Reserved for recording
purposes ONLY.

BOOK 2025
PAGE 1691
Recorded in Southern MORTGAGE Book
09/05/2025 11:50 AM
GAYLON HALE
Circuit Clerk
Prairie County, AR

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 24-006901-2

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: DEREK STEPHEN FISCHER
(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 **November 7, 2025, at or about 10:30 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Prairie County Courthouse, 977 East Cypress Street, DeValls Bluff, AR 72041** 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 Prairie (DeValls Bluff - Southern District) County, Arkansas more particularly described as follows:

**Lots Seven (7), Eight (8), and Nine (9) in Block Eighteen (18),
Town of Ulm, Southern District of Prairie County, State of
Arkansas, according to survey by Delta Survey Co., Donald E.
Sheffer, R.P.L.S. #993, dated May 23, 2007.**

Street Address: 174 Northwest 4th Street, Ulm, AR 72170

WHEREAS on October 27, 2011, Derek Stephen Fischer, a single ~~person~~ ^{BOOK 2025} executed a Mortgage in favor of BancorpSouth Bank, State Chartered Institution, which was recorded on **November 8, 2011, in Book 145, Page 223**, in the real estate records of Prairie (DeValls Bluff - Southern District) County, Arkansas. The party initiating foreclosure is Cadence Bank f/k/a BancorpSouth Bank and can be contacted at or in care of its servicer initiating foreclosure at: BancorpSouth Bank, P.O. Box 789, 2778 W. Jackson Street, Tupelo, MS 38802, at Telephone Number 1.662.678.7679; 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 August 29, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR CADENCE BANK F/K/A BANCORPSOUTH BANK

By: Renee Price

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

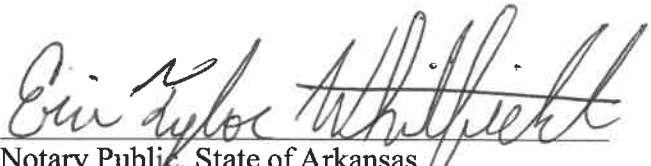
Little Rock, AR 72205

(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 29 day of August, 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 Cadence Bank f/k/a BancorpSouth 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.

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


Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

[PLG 24-006901-2]



I certify that this instrument was
filed on 09/05/2025 11:50 AM
and recorded in Southern
MORTGAGE Book 2025
GAYLON HALE
Circuit Clerk
Prairie County, AR




Gaylon Hale