

Reserved for recording
purposes ONLY.



L202501393

SEARCY CO, AR FEE \$0.00

PRESENTED: 08-04-2025 09:51:02 AM

RECORDED: 08-04-2025 09:51:02 AM

CASSIE WARD

COUNTY AND CIRCUIT CLERK

BY: BAILEY WATTS

DEPUTY CLERK

FORCLOSURE

1 Page



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SEARCY CO, AR FEE \$185.00

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CASSIE WARD

COUNTY AND CIRCUIT CLERK

BY: BAILEY WATTS

DEPUTY CLERK

BK: MISC 241

PG: 134-137

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-008449-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: CARROLL E RAGLAND

(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 **October 3, 2025, at or about 12:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Searcy County Courthouse, 200 South Highway 27, Marshall, AR 72650** 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 Searcy County, Arkansas more particularly described as follows:

The West Half of the West Half of the Southwest Quarter of the Southwest Quarter (W1/2 W1/2 SW1/4 SW1/4) of Section Fourteen (14), Township Thirteen (13) North, Range Seventeen (17) West of the Fifth Principal Meridian, Searcy County, Arkansas, and being more particularly described as follows: Commencing at an existing tone in asphalt marking the Southwest corner of the W1/2 W1/2 SW1/4 SW1/4 of said Section 14, said point also being the Point of Beginning of tract being described; thence North 01 degree 58 minutes 41 seconds East (bearings based on GRID North NAD 83) 1325.35 feet

(distances are ground distance) to an existing five-eighths inch rebar marking the Northwest corner of said W1/2 W1/2 SW1/4 SW1/4; thence South 88 degrees 04 minutes 05 seconds East 329.23 feet to a set one-half inch rebar with ID Cap #1769 marking the Northwest corner of said W1/2 W1/2 SW1/4 SW1/4; thence South 01 degree 57 minutes 47 seconds West (crossing a set one-half inch rebar with ID Cap #1769 at 1281.75 feet) 1324.80 feet to the computed Southeast corner of said W1/2 W1/2 SW1/4 SW1/4; thence North 88 degrees 09 minutes 43 seconds West 329.57 feet to the Point of Beginning, containing 10.02 acres, more or less. SUBJECT to the rights-of-way of State Highway 27 and Nevermore Drive. SUBJECT to an Easement, Twenty (20) feet in width, extending along the West boundary line of the above lands, a/k/a Nevermore Drive, with the centerline of said Easement being more particularly described as follows: The centerline of an Easement crossing the West Half of the West Half of the Southwest Quarter of the Southwest Quarter (W1/2 W1/2 SW1/4 SW1/4) of Section Fourteen (14), Township Thirteen (13) North, Range Seventeen (17) West, of the Fifth Principal Meridian, Searcy County, Arkansas, and being more particularly described as follows: Commencing at an existing tone in asphalt marking the Southwest corner of the W1/2 W1/2 SW1/4 SW1/4 of said Section 14; thence, along the South line of said W1/2 W1/2 SW1/4 SW1/4, South 88 degrees 09 minutes 43 seconds East 10.00 feet to a point, said point being the Point of Beginning of Easement being described; thence, leaving said South line, North 01 degree 58 minutes 41 seconds East 1325.33 feet to a point on the North line of said W1/2 W1/2 SW1/4 SW1/4 and the Point of Termination of Easement being described. (Descriptions taken from a survey dated 10/10/2018, compiled by Tyler and Harris Land Surveying, Inc., Anthony W. Tyler, RPLS #1769, and recorded as Plat Book 8 at page 487, in the land records of Searcy County, AR.)

Street Address: 123 Nevermore Drive, Marshall, AR 72650.

WHEREAS on November 7, 2023, Carroll E Ragland and Monica Ragland, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, which was recorded on **November 7, 2023 in Book MORT 259, Page 1, and modified in Book MISC 237, Page 296** in the real estate records of Searcy County, Arkansas. The beneficial interest of said Mortgage has been assigned to Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, which is the party initiating foreclosure. The party initiating foreclosure is Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; 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 July 30, 2025.

TIMOTHY D. PADGETT, P.A.
 SUBSTITUTE TRUSTEE FOR MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS
 UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY

By: 
 Renee Price
 Timothy D. Padgett, P.A.
 415 North McKinley
 Ste 1177
 Little Rock, AR 72205
 (850) 422-2520

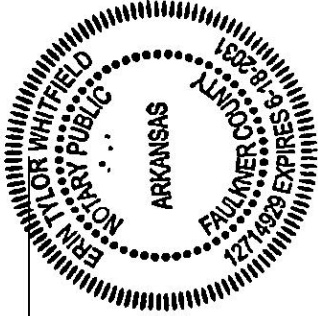
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 30 day of July, 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 Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company, 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.

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

My Commission Expires:
6-18-2031

Notary Public, State of Arkansas



[PLG 25-008449-1]