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purposes ONLY.

Filed For Record
Drew County, AR
Beverly Burks, Circuit Clerk
By TB

SEP 08 2025

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114048

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-010357-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: JOHN BOZEMAN
(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 4, 2025, at or about 01:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Drew County Courthouse, 210 South Main, Monticello, AR 71655** 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 Drew County, Arkansas more particularly described as follows:

A parcel of land in Block 230 of the City of Monticello, Drew County, Arkansas, described as follows: Beginning at the Northeast corner of said Block 230; thence South 00°00'00" East along the East boundary of said Block 230, 96.25 feet; thence North 88°55'11" West, 91.12 feet; thence North 00°00'00" East, 100.83 feet to the North boundary of said Block 230; thence South 86°03'03" East along said North boundary, 91.41 feet, back to the point of beginning, containing 0.21 acres of land, more or less; all as shown on survey prepared by Christopher L. Hopson, Registered Professional Land Surveyor, dated November 3, 2011, shown as Parcel A on survey.

**Street Address: 302 South Gabbert Street, Monticello, AR
71655**

WHEREAS on June 12, 2024, John Bozeman and Emily Bozeman, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Fairway Independent Mortgage Corporation, which was recorded on **June 12, 2024 as Instrument Number 110956, and re-recorded on July 8, 2024 as Instrument Number 111112**, in the real estate records of Drew County, Arkansas. The party initiating foreclosure is Nationstar Mortgage, LLC 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 August 27, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR NATIONSTAR MORTGAGE, 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 27 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 Nationstar Mortgage, 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.

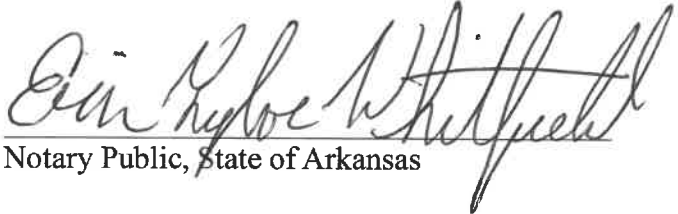
27 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of August, 2025.

My Commission Expires:

6-18-2031

[PLG 25-010357-1]




Notary Public, State of Arkansas

State of Arkansas
County of Drew

I hereby certify that this instrument was
filed for record and recorded as follows:

DATE 9/8/25 TIME 9:23

INSTRUMENT# 114048

Beverly Burks, Recorder of Drew County
By TB