

Reserved for recording  
purposes ONLY.



DocId:8027555

Tx:4021253

2025R-00009026  
I HEREBY CERTIFY THAT  
THIS INSTRUMENT WAS FILED  
AND RECORDED ON: 09/08/2025  
AT 11:52 AM  
BY: PAIGE  
LINCOLN COUNTY, AR  
# OF PAGES: 3

**THIS FORM PREPARED BY:**

Timothy D. Padgett, P.A.  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 25-010360-1

**Grantor:** TIMOTHY D. PADGETT, P.A.  
**Grantee:** AMANDA KELLEY  
(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 3, 2025, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance to the Lincoln County Courthouse, 300 South Drew, Star City, AR 71667** 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 Lincoln County, Arkansas more particularly described as follows:

**A parcel of land located in Lots One (1) and Two (2) of Block Fourteen (14) of the Second Addition to the Town of Star City, Arkansas, more particularly described as: Commencing at the Southeast Corner of Lot Two (2) of Block Fourteen (14) of the Second Addition to the Town of Star City, Arkansas, and running thence North along the East boundary of said Lot, 315 feet to the POINT OF BEGINNING; thence West parallel with the South boundary of said Lot, 85.5 feet; thence North parallel to the East boundary of said Lot Two (2) 146 feet to the North line thereof; thence East along the North line of Lot Two (2) and**

**Lot One (1) of said Block Fourteen (14) 109.5 feet; thence South on a line parallel to the West line of Lot One (1) of Block Fourteen (14) 130.58 feet; thence West 24 feet to the West line of said Lot One (1); thence South 15.42 feet to the POINT OF BEGINNING.**

**Street Address: 401 Liberty Street, Star City, AR 71667**

WHEREAS on May 17, 2023, Amanda Kelley, married woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Everett Financial, Inc. dba Supreme Lending, which was recorded on **May 18, 2023, as Instrument Number 2023R-00005810**, in the real estate records of Lincoln 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 29, 2025.

TIMOTHY D. PADGETT, P.A.  
SUBSTITUTE TRUSTEE FOR NATIONSTAR MORTGAGE, LLC

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 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 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.

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

My Commission Expires:

6-18-2031

[PLG 25-010360-1]



*Erin Tylor Whitfield*  
Notary Public, State of Arkansas