

Reserved for recording
purposes ONLY.

2025058912

PULASKI CO. AR FEE \$25.00

PRESENTED

10/27/2025 9:03:44 AM

RECORDED

10/27/2025 01:33:47 PM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: NICOLE TUCKER

DEPUTY RECORDER

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 18-011406-5



Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: ANTHONY J CHUDY

(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 **December 30, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201** 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 Pulaski County, Arkansas more particularly described as follows:

A part of the NW 1/4 of the SE 1/4 of Section 31, Township 3 North, Range 12 West, Pulaski County, Arkansas, and being more particularly described as follows: Commencing at the Southeast corner of said NW 1/4 SE 1/4; thence North 00 degrees 07 minutes 27 seconds East, 491.56 feet to an iron pin and the point of beginning; thence North 83 degrees 53 minutes 55 seconds West, 291.03 feet to an iron pin; thence North 02 degrees 10 minutes 46 seconds West, 138.11 feet to an iron pin; thence South 89 degrees 41 minutes 26 seconds East, 295 feet to an iron pin; thence South 00 degrees 07 minutes 27 seconds West, 167.35

feet to the point of beginning. Together with a 22 foot by 100 foot ingress and egress easement described as follows: Beginning at the Southeast corner of the above described tract; thence South 00 degrees 07 minutes 27 seconds West, 22.12 feet; thence North 83 degrees 53 minutes 55 seconds West, 100 feet; thence North 06 degrees 08 minutes 05 seconds East, 22 feet; thence South 83 degrees 53 minutes 55 seconds East, 97.7 feet to the point of beginning.

Street Address: 4024 Oak Grove Road, North Little Rock, AR 72118

WHEREAS on September 25, 2014, Anthony J Chudy and Sonja Chudy, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for The Carroll Mortgage Group, Inc., which was recorded on **October 2, 2014, as Instrument Number 2014057600**, in the real estate records of Pulaski 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 October 24, 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)

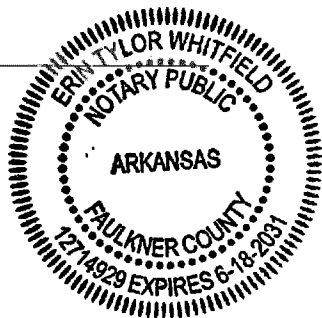
On this 24 day of October, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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.

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

My Commission Expires:

6-18-2031

[PLG 18-011406-5]



Erin Tylor Whitfield
Notary Public, State of Arkansas