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2025-20668
Certificate of Record
GREENWOOD DISTRICT
SEBASTIAN COUNTY, ARKANSAS
SHARON BROOKS, CO CLERK & RECORDER
10/23/2025 08:20:11 AM
RECORDING FEE 40.00
Pages: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 23-013785-11

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: EDIE M MCLAUGHLIN
(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 **January 6, 2026, at or about 03:30 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Sebastian County Courthouse, 301 East Center Street, Greenwood, AR 72936** 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 Sebastian (Greenwood District) County, Arkansas more particularly described as follows:

Part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 North, Range 29 West, Greenwood District, Sebastian County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of the said Southwest Quarter, Southwest Quarter, thence South 89 degrees 25 minutes 10 seconds West, 199.59 feet to an existing railroad spike; thence North 89 degrees 56 minutes 43 seconds West, 431.43 feet to an existing railroad spike on the center line of a county road; thence South 00 degrees 01 minute 02 seconds East, 1,052.80 feet to a set rebar and the point of beginning;

thence South 89 degrees 56 minutes 43 seconds East, 208.70 feet to a set rebar; thence South 00 degrees 01 minute 02 seconds East, 208.70 feet to a set rebar; thence North 89 degrees 56 minutes 43 seconds West, 208.70 feet to a set rebar; thence North 00 degrees 01 minute 02 seconds West, 208.70 feet to the point of beginning. Except public roads and easements of record. ALSO, subject to the West 40.00 feet for a road easement. ALSO, a 40.00 foot road easement for ingress and egress being more particularly described as follows: Beginning at the Northwest corner of the above-described tract; thence North 00 degrees 01 minute 02 seconds West, 1,052.80 feet to an existing railroad spike on the center line of a county road thence, along said center line, South 89 degrees 56 minutes 43 seconds East, 40.00 feet; thence leaving said center line South 00 degrees 01 minute 02 seconds East, 1,052.80 feet; thence North 89 degrees 56 minutes 43 seconds West, 40.00 feet to the point of beginning

Street Address: 2624 Bridges Lane, Greenwood, AR 72936

WHEREAS on June 4, 2013, Edie M. McLaughlin, a single person executed a Mortgage in favor of Arvest Mortgage Company, which was recorded on **June 11, 2013 as Instrument Number 2013G-04415, and modified in Instrument Number 2019-21634** in the real estate records of Sebastian (Greenwood District) County, Arkansas. The party initiating foreclosure is Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company and can be contacted at or in care of its servicer initiating foreclosure at: Arvest Bank, 801 John Barrow, Suite 1, Little Rock, AR 72205, at Telephone Number 501-716-3894; 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 22, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR ARVEST BANK, SUCCESSOR IN INTEREST BY MERGER
TO ARVEST MORTGAGE COMPANY

By:

Rence Price

Rence 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 22 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 Arvest Bank, Successor in Interest by Merger to Arvest Mortgage 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.

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

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
Notary Public, State of Arkansas

[PLG 23-013785-11]

