

Doc Num 2025008002

\$180.00

08/29/2025 15:21:49

Filed & Recorded in the Official Records of
SHARON BLOUNT BAKER, CIRCUIT CLERK
BY: JENNIFER REED

Reserved for recording
purposes ONLY.

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 24-004082-12

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: SAUNDRA A COODY

(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 28, 2025, at or about 01:30 PM**, the subject real property described herein below will be sold **at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956** 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 Crawford County, Arkansas more particularly described as follows:

**Lot 53, Riley Estates, being part of the SE1/4 SW1/4, Section 8,
Township 9 North, Range 30 West, Crawford County, Arkansas,
according to Plat filed February 2, 2007, as Plat 2007-7.**

Street Address: 1670 Julie Lane, Alma, AR 72921

WHEREAS on March 29, 2018, Saundra A Coody, a married person, and Dalton Coody executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Financial Bank, which was recorded on **March 29, 2018, as Instrument Number 2018002932, and modified in Instrument Number 2023010828** in the real estate records of Crawford County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 BKM-TT, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V 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 22, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V

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)

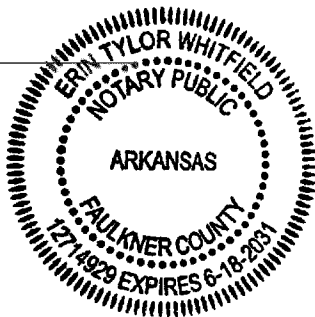
On this 22 day of August, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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 U.S. Bank National Association not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT-V, 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 August, 2025.

My Commission Expires:

6-18-2031

[PLG 24-004082-12]



Erin Tylor Whitfield
 Notary Public, State of Arkansas



CERTIFICATE OF RECORD
 STATE OF ARKANSAS, COUNTY OF CRAWFORD
 I hereby certify that this instrument was
 Filed and Recorded in the Official Records
 Doc Num 2025008002
 08/29/2025 03:21:49 PM
 SHARON BLOUNT BAKER
 CRAWFORD COUNTY CIRCUIT CLERK
 BY: JENNIFER REED