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purposes ONLY.



2025046017

PULASKI CO. AR FEE \$25.00

PRESENTED

8/21/2025 3:42:22 PM
RECORDED

08/22/2025 08:04:12 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: DELLEON MCLIN

DEPUTY RECORDER

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 24-013958-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: ORA D. MALLETT, ORA DELL CONNORS MALLETT

(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 09:00 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:

The following described property in the County of Pulaski, State of Arkansas: Lot 4, Block 4, C.E. Gallaghers Addition to the City of Little Rock, Arkansas. Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

Street Address: 2415 Johnson Street, Little Rock, AR 72204

WHEREAS on July 21, 2006, Ora D Mallett, William Winfrey executed a Mortgage in favor of Bank of America, NA, which was recorded on **September 22, 2006, as Instrument Number 2006075313**, in the real estate records of Pulaski County, Arkansas. The party initiating foreclosure is MEB Loan Trust VIII, U.S. Bank Trust National Association, not in its individual capacity but solely as trustee and can be contacted at or in care of its servicer initiating foreclosure at: 75 Beattie Place, Suite 300, Greenville, SC 29601; 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 21st, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR MEB LOAN TRUST VIII, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE

By: 

Scot P. Goldsholl
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

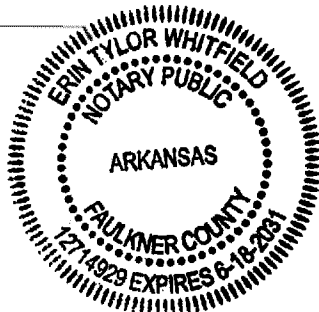
On this 21 day of August, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Scot P. Goldsholl of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 MEB Loan Trust VIII, U.S. Bank Trust National Association, not in its individual capacity but solely as trustee, 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.

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

My Commission Expires:

6-18-2031

[PLG 24-013958-1]



Erin Tylor Whitfield
Notary Public, State of Arkansas