

Reserved for recording
purposes ONLY.

Book 4807 Page 0496

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
10/17/2025 11:20AM

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-004594-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: KATHERINE PEARCE
(or as otherwise noted by the recorder)

TRUSTEE'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 19, 2025, at or about 09:00 AM**, the subject real property described herein below will be sold **at the main entrance to the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901** 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 Deed of Trust is located in Garland County, Arkansas more particularly described as follows:

The following real property is situated in the County of Garland, State of Arkansas, and described further as follows: Lot 1765 Section L-1 of Diamondhead Subdivision, according to the Plat recorded in Book 4 at Page 165 of the Flat Records of Garland County, Arkansas.

Street Address: 229 Pebble Beach Drive, Hot Springs National Park, AR 71913

WHEREAS on March 20, 2024, Katherine Irby and Kenny Pearce executed a Deed of Trust to Kevin P. Moran, as Trustee for the benefit of Figure Lending LLC, which was recorded on **March 25, 2024 in Book 4637, Page 0004**, in the real estate records of Garland County, Arkansas. The

party initiating foreclosure is Figure Lending LLC and can be contacted at or in care of its servicer initiating foreclosure at: 75 Beattie Place, Suite 300, Greenville, SC 29601; and

WHEREAS, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 17, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR FIGURE LENDING LLC

By: 

Renee Price

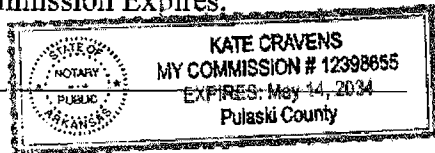
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF ARKANSAS)
) ss.
 COUNTY OF PULASKI)

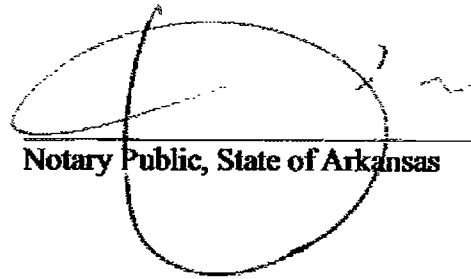
On this 17th day of October, 2025, before me, Kate Cravens, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute 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 Figure Lending 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.

17th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of October, 2025.

My Commission Expires:



[PLG 25-004594-1]



 Notary Public, State of Arkansas

Trans: 401502

Total Fees: \$165.00

Garland County, AR

I certify this instrument was Electronically filed
on 10/17/2025 11:20AM

in DEED Book 4807 Pages 0496 - 0499

Kristie Womble-Hughes - Circuit Clerk