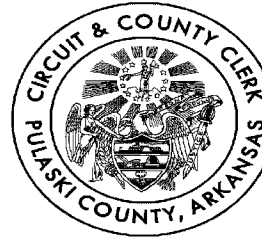


Reserved for recording
purposes ONLY.



2025045058

PULASKI CO. AR FEE \$25.00

PRESENTED

8/18/2025 12:42:20 PM

RECORDED

08/18/2025 03:31:46 PM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: FRANCISCO RETA

DEPUTY RECORDER

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-008356-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: TANNER WALKER

(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 24, 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:

Part of Tract Three (3) of the subdivision of part of the S1/2 N1/2 NW1/4 Section 28, Township 3 North, Range 10 West, in Pulaski County, Arkansas, according to the Plat and Bill of Assurance thereof, recorded in Deed Record Book 301, at Page 133, and more particularly described as follows; to-wit: Starting at the Northeast Corner of said Tract 3; thence South 657.45 feet to the North right of way of Neely Street; thence West along said North right of way line 142.9 feet to the Point of Beginning; thence continuing West along said right of way line 143 feet to the East right of way line of Loop Road; thence North along the East

right of way line of said Loop Road 90 feet; thence East parallel with Neely Street 143 feet; thence South 90 feet to the Point of Beginning.

Street Address: 404 South JP Wright Loop Road, Jacksonville, AR 72076

WHEREAS on October 31, 2023, Tanner Walker, a married person, and Angelika Savell executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, which was recorded on **November 3, 2023, as Instrument Number 2023058739**, in the real estate records of Pulaski County, Arkansas. The party initiating foreclosure is MCLP Asset Company, Inc. 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 18, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR MCLP ASSET COMPANY, INC.

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)

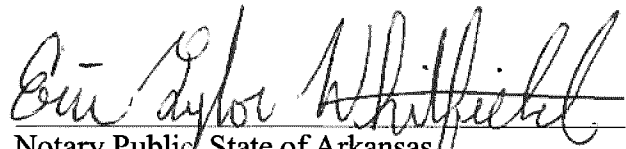
On this 18 day of August, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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 MCLP Asset Company, Inc., 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.

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

My Commission Expires:

6-18-2031

[PLG 25-008356-1]


Notary Public, State of Arkansas

