

Reserved for recording
purposes ONLY.

2025057054

PULASKI CO. AR FEE \$25.00

PRESENTED

10/16/2025 1:33:02 PM

RECORDED

10/17/2025 08:37:15 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: NICOLE TUCKER

DEPUTY RECORDER

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

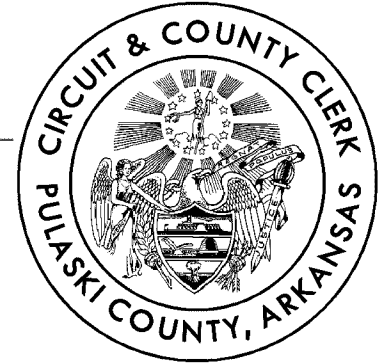
415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-010147-1



Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: JUAN A. BASTIDA, MARY A. BASTIDA

(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 **December 19, 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:

The East 50 feet of the following described 150 foot by 150 foot tract: Commencing at the Northwest corner of A.R. Finke's 20 acre tract; run thence East 150 feet; thence South 150 feet to the point of beginning; thence East 150 feet; thence South 150 feet; thence West 150 feet; North 150 feet to the point of beginning located in the SE 1/4 NW 1/4. Section 22, Township 2 North, Range 12 West, Pulaski County, Arkansas. Said Tract "C" being more particularly described and measured as follows: Commencing at the Northwest corner of A.R. Finke's 20 acre tract (not found); run thence East for 150 feet to a point (not

found); thence South for 150 feet to an iron pin; thence South 89 degrees 02 minutes East for 50 feet to a No. 4 rebar set; thence South 88 degrees 57 minutes 13 seconds East for 50.09 feet to an iron pin at the point of beginning; thence South 89 degrees 24 minutes 35 seconds East for 49.89 feet to an iron pin; thence South 00 degrees 00 minutes 28 seconds East for 149.86 feet to an axle on the North right of way line of West 39th Street; thence North 89 degrees 17 minutes 39 seconds West along said right of way line for 49.94 feet to an iron pin; thence North 00 degrees 00 minutes 36 seconds East for 149.76 feet to the point of beginning.

Street Address: 1315 West 39th Street, North Little Rock, AR 72118

WHEREAS on July 22, 2005, Mary A. Bastida and Juan A Bastida, joint tenants with right of survivorship executed a Mortgage in favor of Regions Bank d/b/a Regions Mortgage, which was recorded on **July 29, 2005 as Instrument Number 2005064017**, in the real estate records of Pulaski County, Arkansas. The party initiating foreclosure is NewRez LLC d/b/a Shellpoint Mortgage Servicing 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 October 15, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING

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)

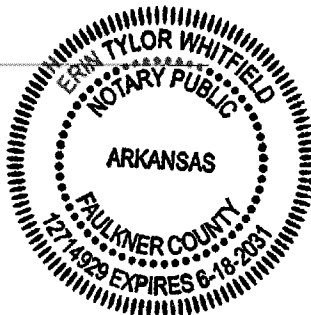
On this 15 day of October, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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.

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

My Commission Expires:

6-18-2031

[PLG 25-010147-1]



Erin Tylor Whitfield
Notary Public, State of Arkansas