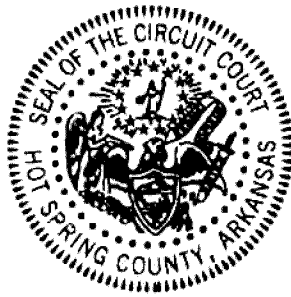


Reserved for recording
purposes ONLY.



VOL MISC: 295 PAGE: 395
I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED AND RECORDED ON 09/19/2025 10:01 AM
TERESA PILCHER, CIRCUIT CLERK
HOT SPRING COUNTY
SHAUNA WALTON
2025-004105

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-010521-2

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: BRIAN B. GRANT
(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 3, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance to the Hot Spring County Courthouse, 210 Locust Street, Malvern, AR 72104** 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 Hot Spring County, Arkansas more particularly described as follows:

A PARCEL OF LAND BEING LOCATED IN THE NE1/4 SE1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 20 WEST, HOT SPRING COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: Commence at the Northeast corner of said NE1/4 SE1/4; thence South 05°22'45" West, a distance of 17.95 feet to the Southern right of way line of Arkansas Highway #84, thence North 86°20'29" West along the Southern Right of Way line of Highway #84, a distance of 208.68 feet to the Point of Beginning; thence North 86°20'29" West along the Southern Right of Way line of said Highway #84, a

distance of 206.10 feet to the Northwest corner of a 20 foot wide easement; thence South 08°35'52" East, a distance of 29.29 feet to a point on the Eastern line of said 20 foot wide easement; thence South 29°02'44" West along the Eastern line of said 20 foot wide easement, a distance of 92.57 feet; thence South 02°28'33" West along the Eastern line of said 20 foot wide easement, a distance of 96.25 feet; thence South 85°37'21" East, a distance of 225.18 feet; thence North 06°59'49" East, a distance of 211.66 feet to the Point of Beginning. Containing 1.06 acres, more or less.

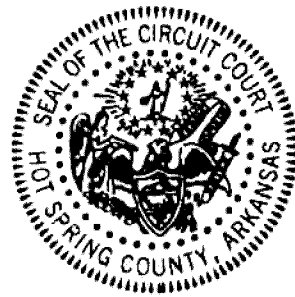
Street Address: 289 McCann Drive, Bismarck, AR 71929

WHEREAS on November 23, 2011, Brian B Grant, a single man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for U.S. Bank N.A., which was recorded on **November 28, 2011, in Book 399, Page 1**, in the real estate records of Hot Spring County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank National Association, which is the party initiating foreclosure. The party initiating foreclosure is U.S. BANK NATIONAL ASSOCIATION and can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, at Telephone Number 1-800-365-7772; 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 September 19, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION

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

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STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

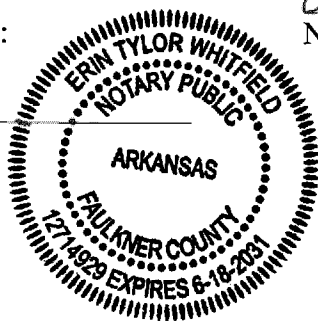
On this 19 day of September, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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, 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.

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

My Commission Expires:

6-18-2031

[PLG 25-010521-2]



Erin Tylor Whitfield
Notary Public, State of Arkansas