

Reserved for recording
purposes ONLY.

2025R-06164
09/22/2025 02:57 PM
JEFFERSON COUNTY AR
FLORA COOK-BISHOP, CIRCUIT CLERK
RECORDING FEE 25.00
NOTICE OF DEFAULT 140.00

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-011880-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: SHAUN YOUNG
(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 01:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Jefferson County Courthouse, 101 West Barraque Street, Pine Bluff, AR 71601** 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 Jefferson County, Arkansas more particularly described as follows:

PART OF LOTS ONE (1), TWO (2), AND THREE (3) IN BLOCK ONE (1) OF GOLF VIEW ADDITION AND PART OF LOT SIX (6) OF THE SUBDIVISION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M.; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK ONE (1) OF GOLF VIEW ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS, THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK, 166.37

FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING, THENCE WEST 166.37 FEET TO AN IRON PIPE ON THE WEST LINE OF LOT SIX (6) IN THE NORTHWEST (NW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 9 WEST, THENCE NORTH ALONG THE WEST LINE OF SAID LOT SIX (6), 124 FEET TO AN IRON PIPE; THENCE EAST 166.75 FEET TO AN IRON PIPE; AND THENCE SOUTHERLY 124 FEET TO THE POINT OF BEGINNING

Street Address: 1119 West 46th Avenue, Pine Bluff, AR 71603

WHEREAS on August 22, 2005, Shaun Young A/K/A Shaun A. Young, a married man and Dorothy Young executed a Mortgage in favor of Argent Mortgage Company, LLC, which was recorded on **August 25, 2005, in Book 1038, Page 587**, in the real estate records of Jefferson County, Arkansas. The beneficial interest of said Mortgage has been assigned to Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2005-W3, Under the Pooling and Servicing Agreement Dated October 1, 2005, which is the party initiating foreclosure. The party initiating foreclosure is Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W3 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 September 22, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-W3

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 22 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 Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W3, 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.

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

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas