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2025R001482

NOTICE OF DEFAULT - INTENTION TO SELL

**RECORDED ON
10/17/2025 10:38 AM
LAUREN ABNEY - CIRCUIT CLERK
LITTLE RIVER COUNTY, AR**

THIS FORM PREPARED BY:

**Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-013164-1**

**Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: LELIA MARKHAM, LEARY MCCANDLESS
(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 01:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Little River County Courthouse, 351 North Second, Ashdown, AR 71822** 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 Little River County, Arkansas more particularly described as follows:

Lot Numbered Twelve (12) in Block Numbered Sixteen (16) of the Original Town of Foreman as recorded in Volume 7, page 582 of the Plat Records of Little River County, Arkansas. AND ALSO: All that 1.882 acre tract of land being a part of the West One-half of the Northeast Quarter of the Southwest Quarter (W 1/2, NE 1/4, SW 1/4), of Section Fourteen (14), Township Twelve (12) South, Range Thirty-two (32) West, Little River County, Arkansas, and the subject tract being more particularly described by metes and bounds as follows: BEGINNING at 1/2 inch reinforcing steel rod set for corner at the Southeast corner of Lot Numbered Twelve (12) in Block Numbered Sixteen (16) of Foreman, Arkansas according to the map or plat of

Foreman, Arkansas, recorded in Volume 7, Page 582 of the Deed records of Little River County, Arkansas; THENCE: N 00 degrees 00' 00" E, 400.00 feet with the East boundary line of said Block No. 16 to a 1/2 inch reinforcing steel rod set for corner, being the Northeast corner of Lot No. 1 in Block No. 16 of said Foreman, Arkansas, same being in the South Right-of-Way line of a street designated as 5th Avenue East; THENCE: S 89 degrees 47' 24" E, 205.00 feet with the South Right-of-Way line of said 5th Avenue East Street to a 1/2 inch reinforcing steel rod set for corner; THENCE: S 00 degrees 00' 00" W, 400.00 feet with the West Right-of-Way line of a 16 foot asphalt street to a 1/2 inch reinforcing steel rod set for corner in the North Right-of-Way line of a street designated as 4th Avenue East; THENCE: N 89 degrees 47' 24" W, 205.00 feet with the North Right-of-Way line of said 4th Avenue East Street to the Point of Beginning and containing 1.882 acres of land, more or less.

Street Address: 1011 East 5th Avenue, Foreman, AR 71836

WHEREAS on August 22, 2001, Leary McCandless and Leila Markham, both single people executed a Deed of Trust to Walton Maurras, as Trustee for the benefit of BANCORPSOUTH BANK, State Chartered Institution, which was recorded on **August 23, 2001 in Book 415, Page 356**, in the real estate records of Little River County, Arkansas. The party initiating foreclosure is Cadence Bank f/k/a BancorpSouth Bank and can be contacted at or in care of its servicer initiating foreclosure at: BancorpSouth Bank, P.O. Box 789, 2778 W. Jackson Street, Tupelo, MS 38802, at Telephone Number 1.662.678.7679; 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 CADENCE BANK F/K/A BANCORPSOUTH BANK

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 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 Cadence Bank f/k/a BancorpSouth Bank,
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:

Kate Cravens
Notary Public, State of Arkansas

