



DocId:8078435

Tx:4095637

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2025R1731

KRISTIN CHRISTMAS
DESHA COUNTY CIRCUIT CLERK
ARKANSAS CITY, AR
RECORDED ON
10/27/2025 01:52 PM
RECORDING FEE: 40.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 19-015043-10

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **TRACEY LAWSON, SR.**
(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 30, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **Desha County Courthouse Annex, 604 President, Arkansas City, AR 71630** 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 Desha County, Arkansas more particularly described as follows:

A part of the West Half of the Northwest Quarter (W1/2 NW1/4) of Section Eleven (11), Township Twelve (12) South, Range Three (3) West, Desha County, Arkansas, and being a part of Unit #346 of Lawrence Wolfe Tract #157 as per Plat Book 2, Page 181, and being particularly described as commencing at the northwest corner of said Section 11; thence South 1 degree 49 minutes West a distance of 1,120.35 feet to the POINT OF BEGINNING; thence South 89 degrees 50 minutes East a distance of 313.3 feet to a point; thence South 1 degree 32 minutes West a distance of 174.35 feet; thence North 89 degrees 50 minutes West a distance of 313.3 feet to a point on the West

boundary of said Unit #346; thence North 1 degree 49 minutes East a distance of 174.35 feet to the Point of Beginning, containing 1.4 acres, more or less.

Street Address: 470 Smith Loop Road, Tillar, AR 71670

WHEREAS on March 1, 2006, Tracey Lawson, Married, husband, and Loleta Lawson, Married, wife executed a Mortgage in favor of Jim Walter Homes, Inc., which was recorded on **March 27, 2006 in Book 2006, Page 1508, and modified in Instrument Number 2014R2201** in the real estate records of Desha County, Arkansas. The beneficial interest of said Mortgage has been assigned to The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for Mid State Capital Corporation 2006-1 Trust, which is the party initiating foreclosure. The party initiating foreclosure is The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2006-1 Trust 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 22, 2025.

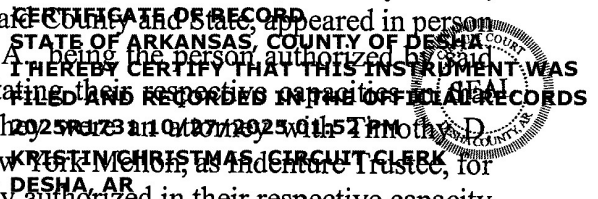
TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2006-1 TRUST

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 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 that this instrument was filed and recorded in the official records of the State of Arkansas, County of Desha, Arkansas, on 10/20/2025, with Timothy D. Padgett, P.A., a Company, the Trustee for The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2006-1 Trust, 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.



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

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
Notary Public, State of Arkansas

[PLG 19-015043-10]

