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ELECTRONIC RECORDING
2026R-001081
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
01/16/2026 12:01:23 PM
RECORDING FEE: 165.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-017260-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: BRYCE E. HOLMES, DAWN N. HOLMES
(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 **March 20, 2026, at or about 12:30 PM**, the subject real property described herein below will be sold **at the main entrance of the Craighead County Courthouse, 511 South Main Street, Jonesboro, AR 72401** 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 Craighead (Jonesboro - Western District) County, Arkansas more particularly described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 15 North, Range 4 East, described as follows: Beginning at the Southwest corner of said tract; thence South 89 degrees 28 minutes 54 seconds East along the South line of said Tract 650.42 feet to the point of beginning; thence North 00 degrees 11 minutes 40 seconds West 300.34 feet; thence North 89 degrees 30 minutes 39 seconds West 651.08 feet to the West line of the Southwest Quarter of the Southwest Quarter of Section 15; thence North 00 degrees 19 minutes 24 seconds West along said West line 30.00 feet; thence

South 89 degrees 30 minutes 39 seconds East 1302.30 feet to the East line of the Southwest Quarter of the Southwest Quarter of Section 15; thence South 00 degrees 04 minutes 00 seconds East along said East line 330.66 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 15; thence North 89 degrees 28 minutes 54 seconds West along the South line of the Southwest Quarter of the Southwest Quarter of Section 15 650.42 feet to the point of beginning proper, containing 5.36 acres, more or less, subject to the road right of way along the West side thereof and to any other easements that may affect said lands.

Street Address: 2750 County Road 751, Jonesboro, AR 72401

WHEREAS on March 2, 2017, Bryce E. Holmes and Dawn N. Holmes, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Focus Bank, which was recorded on **March 9, 2017 as Instrument Number JB2017R-003603**, in the real estate records of Craighead (Jonesboro - Western District) County, Arkansas. The beneficial interest of said Mortgage has been assigned to Nationstar Mortgage LLC, which is the party initiating foreclosure. The party initiating foreclosure is Nationstar Mortgage, LLC and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; 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 North McKinley, Ste 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.

