

Reserved for recording
purposes ONLY.

Book 4837 Page 0014

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
01/21/2026 11:29AM

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 17-007698-12

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: RYAN ANDRE BREWSTER
(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 **April 1, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901** 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 Garland County, Arkansas more particularly described as follows:

Being a part of the NE1/4 SE1/4, Section 35, and also part of the NW1/4 SW1/4, Section 36, all in T-3-S, R-21-W, Garland County, Arkansas, more particularly described as beginning at the NE corner of the NE1/4 SE1/4; thence along the East line of said NE1/4 SE1/4 South 366.61 feet to the point of beginning; thence S89° 21' 12" E 11.56 feet; thence S 00°25' 12" W 159.00 feet; thence N89° 21' 12" W 426.39 feet to a point along the East right of way of Fairpark Road; thence along said right of way N 00 degrees 25' 12" E 108.06 feet; thence N 00 degrees 09' 42" W 50.95 feet; thence leaving said right of way S 89° 21' 12" E

415.34 feet to the point of beginning. Reserving the West 15.0 feet for public utility easement purposes. Subject to roadways, easements and reservations that are of record or physically in place. This property may sometimes be referred to as Lot 56 of an unrecorded plat of Lake Hamilton Heights Subdivision. Together with that certain 2007 80L x 26W CAVA mobile home with Vehicle Identification Number(s): CV07AL0461154AB

Street Address: 378 Fairpark Road, Percy, AR 71964

WHEREAS on March 25, 2016, Ryan Andre Brewster, a single person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Primary Residential Mortgage, Inc., which was recorded on **March 29, 2016, in Book 3730, Page 546**, in the real estate records of Garland County, Arkansas. The beneficial interest of said Mortgage has been assigned to NEWREZ LLC, its successors and assigns, which is the party initiating foreclosure. The party initiating foreclosure is NewRez LLC 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 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.

Trans: 406616
Total Fees: \$165.00

Garland County, AR
I certify this instrument was Electronically filed
on 01/21/2026 11:29AM
in DEED Book 4837 Pages 0014 - 0017
Kristie Womble-Hughes - Circuit Clerk