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R2025-02128

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HOWARD COUNTY, ARKANSAS
ANGIE LEWIS, CIRCUIT CLERK
BY: THERESIA LINVILLE
FEE: \$25.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 23-007178-4

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: GREGORY PARKER

(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 **February 25, 2026**, at or about 10:00 AM, the subject real property described herein below will be sold at the main entrance to the **Howard County Courthouse, 421 North Main Street, Nashville, AR 71852** 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 Howard County, Arkansas more particularly described as follows:

**A TRACT OF LAND BEING PART OF LOT 30 IN ROLLING
HILLS SUBDIVISION AS RECORDED IN PLAT BOOK
"F", PAGE 37, ALSO BEING LOCATED IN THE NW 1/4 NE
1/4 IN SECTION 28, T-08-W, R-27-W AND ALSO BEING
PART OF THE SAME TRACT AS RECORDED IN BOOK
2009, PAGE 09155 IN HOWARD COUNTY, ARKANSAS,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF SAID NW 1/4 NE
1/4, THENCE S 00 DEGREES 03' 29" E, 176.81 FEET TO
THE NW CORNER OF SAID LOT 30 FOR THE POINT OF
BEGINNING; THENCE S 87 DEGREES 30' 06" E, 218.0**

FEET ALONG THE NORTH LINE OF SAID LOT 30 TO A POINT; THENCE S 00 DEGREES 03' 29" E, 200.0 FEET TO A POINT IN SOUTH LINE OF SAID LOT 30; THENCE N 87 DEGREES 30' 02" W, 218.0 FEET ALONG THE SOUTH LINE OF SAID LOT 30 (ALSO BEING THE NORTH LINE OF LOT 29) TO THE SW CORNER OF LOT 30; THENCE N 00 DEGREES 03' 29" W, 200.0 FEET ALONG THE WESTLINE OF SAID LOT 30 (ALSO BEING THE WESTLINE OF SAID NW 1/4 NE 1/4) TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES OF LAND, MORE OR LESS. (SUBJECT TO ALL EXISTING UTILITY EASEMENTS, ACCESS ROAD EASEMENT ALONG THE WEST LINE AND J.B. STELL ROAD RIGHT-OF-WAY PER RECORDED PLAT.) ALSO WITH A FIFTEEN (15) FOOT ACCESS ROAD EASEMENT ALONG, ADJACENT AND PARALLEL TO NORTH LINE OF THE REMAINING EAST 440.03 FEET OF SAID LOT 30, BEING FROM J.B. STELL ROAD TO THE EAST LINE OF ABOVE SAID 1.00 ACRES TRACT, CONTAINING 0.15 ACRES OF LAND, MORE OR LESS. Together with that certain Southern Energy Homes, Inc. 60x32 mobile home with Vehicle Identification Number(s): RUS079839ALAB

Street Address: 132 JB Steel Road, Nashville, AR 71852

WHEREAS on September 15, 2020, Gregory Parker and Shonda O'Donnell, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services, which was recorded on **September 21, 2020 as Instrument Number R2020-01876**, in the real estate records of Howard County, Arkansas. The beneficial interest of said Mortgage has been assigned to Southwest Stage Funding, LLC, DBA Cascade Financial Services, which is the party initiating foreclosure. The party initiating foreclosure is Southwest Stage Funding, LLC dba Cascade Financial Services and can be contacted at or in care of its servicer initiating foreclosure at: Cascade Financial Services, 2290 E. Yeager Drive, Suite 250, Gilbert, AZ 85286, at Telephone Number 866-939-5581; 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.

WITNESS my hand this December 19, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR SOUTHWEST STAGE FUNDING, LLC DBA CASCADE
FINANCIAL SERVICES

By: Renee Price
Renée 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 19 day of December, 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 Renée 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 Southwest Stage Funding, LLC dba Cascade Financial Services, 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.

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

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
Notary Public, State of Arkansas

[PLG 23-007178-4]

