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2025R006653
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CHERYL E. WILSON
UNION COUNTY
EL DORADO, AR
REC FEE: 30.00
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THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 24-001253-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: JAQUITA L. MEADOWS,
(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 17, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Union County Courthouse, 101 North Washington, El Dorado, AR 71730** 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 Union County, Arkansas more particularly described as follows:

Tract 1:

A part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 16 South, Range 15 West, Union County, Arkansas, and being more particularly described as follows: Commencing at an existing 1 1/4 inch iron pipe at the Northeast Corner of the South Half of the Northeast Quarter of the Northwest Quarter of said Section 17, and thence South 01 degrees 02 minutes 00 seconds West for distance of 286.74 feet along the East line of said forty to an existing 1/2 inch rebar for a Point of Beginning; Thence continue South 01 degrees 02

minutes 00 seconds West for a distance of 208.70 feet along said East line to an existing 1 1/4 inch iron pipe; Thence North 88 degrees 59 minutes 21 seconds West for a distance of 208.72 feet to an existing 1/2 inch rebar. Thence North 01 degrees 02 minutes 19 seconds East for a distance of 208.70 feet; Thence South 88 degrees 59 minutes 21 seconds East for a distance of 208.70 feet to the Point of Beginning. Said property contains 1.00 acres, more or less.

Tract 2:

A part of the Northeast Quarter of the Northwest Quarter of Section 17 Township 16 South, Range 15 West, Union County, Arkansas, and being more particularly described as follows: Commencing at an existing 1 1/4 inch iron pipe at the Northeast Corner of the South Half of the Northeast Quarter of the Northwest Quarter of said Section 17 and Thence South 01 degrees 02 minutes 00 seconds West for a distance of 495.44 feet along the East line of said forty to an existing 1 1/4 inch iron pipe; Thence North 88 degrees 59 minutes 21 seconds West for a distance of 208.72 feet along a fence to an existing 1/2 inch rebar for a point of beginning; Thence North 87 degrees 56 minutes 51 seconds West for a distance of 26.26 feet along said fence to a fence corner; Thence North 16 degrees 42 minutes 50 seconds West for a distance of 207.15 feet along said fence to a fence corner; Thence North 84 degrees 59 minutes 33 seconds East for a distance of 89.92 feet along said fence; Thence South 01 degrees 02 minutes 19 seconds West for a distance of 207.22 feet to the Point of Beginning. Said Property contains 0.27 acres, more or less.

Street Address: 707 Baugh Road, El Dorado, AR 71730

WHEREAS on December 2, 2022, Jaquita L. Meadows, unmarried woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Everett Financial, Inc. dba Supreme Lending, which was recorded on **December 5, 2022 as Instrument Number 2022R008586**, in the real estate records of Union County, Arkansas. The beneficial interest of said Mortgage has been assigned to Lakeview Loan Servicing, LLC, which is the party initiating foreclosure. The party initiating foreclosure is Lakeview Loan Servicing, LLC and can be contacted at or in care of its servicer initiating foreclosure at: M&T Bank, 475 Crosspoint Parkway, Getzville, NY 14068, at Telephone Number 1-800-724-2224; 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 December 8, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR LAKEVIEW LOAN SERVICING, LLC

By: _____


Scot P. Goldsholl
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 8 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 Scot P. Goldsholl 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 Lakeview Loan Servicing, LLC, 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.

8 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 24-001253-1]

