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2025R003638
STATE OF ARKANSAS
COUNTY OF ST. FRANCIS
FILED FOR RECORD ON:
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ALAN T. SMITH, CIRCUIT CLERK
PAGES: 3
ELECTRONICALLY RECORDED

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-008506-12

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: GERALDINE LINDSEY BROWN
(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 **January 12, 2026, at or about 09:30 AM**, the subject real property described herein below will be sold **at the Main Entrance of the St. Francis County Courthouse, 313 South Izard, Forrest City, AR 72335** 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 St. Francis County, Arkansas more particularly described as follows:

Lot Fourteen (14) of East Edgewood Subdivision No. One (1) in City of Forrest City, Arkansas, as shown by Plat thereof duly recorded in City Plat Book at Page 251 of the records of St. Francis County, Arkansas, the same being a part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty Six (26), Township Five (5) North, Range Three (3) East of the Fifth Principal Meridian

Street Address: 2935 Mary Drive, Forrest City, AR 72335

WHEREAS on May 3, 2024, Geraldine Lindsey Brown, an unmarried woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Community Mortgage Corporation, which was recorded on **May 7, 2024 as Instrument Number 2024R001645**, in the real estate records of St. Francis County, Arkansas. The party initiating foreclosure is U.S. Bank Trust National Association, as Trustee for LB-Tiki Series VI Trust and can be contacted at or in care of its servicer initiating foreclosure at: SN Servicing Corporation, 323 5th Street, Eureka, CA 95501, at Telephone Number (800) 603-0836; 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 November 3, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR U.S. BANK TRUST NATIONAL ASSOCIATION, AS
TRUSTEE FOR LB-TIKI SERIES VI TRUST

By:



Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

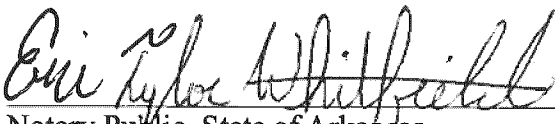
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 3 day of November, 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 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 U.S. Bank Trust National Association, as Trustee for LB-Tiki Series VI 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.

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

My Commission Expires:

6-18-2031



Notary Public, State of Arkansas

[PLG 25-008506-12]

