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**L202510281**  
BAXTER CO. AR FEE \$165.00  
PRESENTED & RECORDED  
11/21/2025 16:10:22  
CANDA REESE  
CIRCUIT CLERK  
BY: GINA BUTTERFIELD  
DEPUTY  
FORECLOSURE  
3 Pages

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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 25-012412-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: DYLAN T. FOUTS**  
(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 21, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Baxter County Courthouse, One East 7th, Mountain Home, AR 72653** 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 Baxter County, Arkansas more particularly described as follows:

**LOT 6, BLOCK 2 IN SPRING LAKE ESTATES, AS SHOWN  
BY THE RECORDED REPLAT FILED FOR RECORD ON  
APRIL 11, 1974**

**Street Address: 870 Cannie Baker Road, Mountain Home, AR  
72653**

WHEREAS on June 22, 2022, DYLAN T FOUTS, A SINGLE MAN executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mid America Mortgage, Inc., which was recorded on **June 23, 2022, as Instrument Number L202206976**, in the real estate records of Baxter 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 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 14, 2025.

TIMOTHY D. PADGETT, P.A.  
SUBSTITUTE TRUSTEE FOR NATIONSTAR MORTGAGE, LLC

By: Renee Price  
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    )

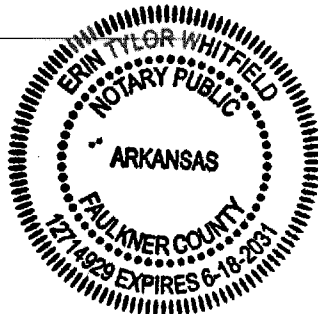
On this 14 day of November, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 Nationstar Mortgage, 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.

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

My Commission Expires:

6-18-2031

[PLG 25-012412-1]



*Erin Tylor Whitfield*  
Notary Public, State of Arkansas