

Reserved for recording
purposes ONLY.

L202506756
INDEPENDENCE CO. AR FEE
PRESENTED & RECORDED
12/03/2025 08:08:39
GREG WALLIS
CIRCUIT CLERK
BY: MIKE NEAL
DEPUTY CLERK
BK: MISC 2025
PG: 1242 - 1244

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-015997-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: HENRY A RICE II, BETH RICE
(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 19, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Independence County Courthouse, 192 East Main Street, Batesville, AR 72501** 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 Independence County, Arkansas more particularly described as follows:

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-ONE, TOWNSHIP THIRTEEN NORTH, RANGE SIX WEST DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1000 LINKS NORTH AND 2196 LINKS WEST FROM THE QUARTER SECTION CORNER BETWEEN SECTIONS 31 AND 32 OF SAID TOWNSHIP AND RANGE, THENCE WEST 283 FEET TO THE POINT OF BEGINNING, THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE TRACT HERETOFORE SOLD TO H. I.

JEFFERY AND WIFE, RUBY JEFFERY (SEE DEED OF RECORD IN BOOK J-9 PAGE 275), THENCE WEST 103 FEET, THENCE SOUTH 330 FEET, THENCE EAST 103 FEET, THENCE NORTH 330 FEET TO THE POINT OF BEGINNING.

Street Address: 191 Carlile Street, Batesville, AR 72501

WHEREAS on May 30, 2008, Henry A Rice II and Beth Rice, husband and wife executed a Mortgage in favor of Bank of America, N.A., which was recorded on **June 2, 2008 in Book 2008, Page 11150**, in the real estate records of Independence County, Arkansas. The party initiating foreclosure is NewRez LLC d/b/a Shellpoint Mortgage Servicing 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 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 2, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING

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)

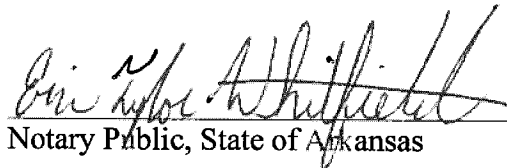
On this 2 day of December, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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.

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

My Commission Expires:

6-18-2031

[PLG 25-015997-1]


Notary Public, State of Arkansas

