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purposes ONLY.



TYPE: LAND RECORDS FEE: \$25.00 1 OF 3
REC: 01/09/2026 09:45:29 AM | B. BENNETT
KIND: MISC RECORDING
WHITE COUNTY, AR
SARA CARLTON, CIRCUIT CLERK
FILE NO: **L2026-427**

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-016656-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: RUSSELL N JOHNSON, TONYA K JOHNSON
(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 **March 13, 2026, at or about 09:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the White County Courthouse, 300 North Spruce Street, Searcy, AR 72143** 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 White County, Arkansas more particularly described as follows:

The following described real property situate in the City of Beebe, County of White, and State of Arkansas, to wit:

Lot 6, Block 5, W.H. Abington to the City of Beebe, White County, Arkansas.
Tax ID #: 004-0213-000

By fee simple deed from David V. Eads and Melissa A. Eads as set forth in Deed Book 2002, Page 06530 and recorded on 06/14/2002, White County Records.

The source deed as stated above is the last record of vesting filed for this property. There have been no vesting changes since the date of the above referenced source.

Street Address: 801 West Iowa Street, Beebe, AR 72012

WHEREAS on January 25, 2007, Russell N. Johnson and Tonya K. Johnson, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Capital One Home Loans, LLC, which was recorded on **February 12, 2007 in Book MTG 2007, Page 04391**, in the real estate records of White County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust and can be contacted at or in care of its servicer initiating foreclosure at: Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019 at Telephone Number (877) 768-3759; 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.

