

Reserved for recording
purposes ONLY.

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-016908-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: JARRED PAUL DAVIS
(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 23, 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:

All that certain parcel of land situated in the County of Union and State of Arkansas being known and designated as follows: Begin at the Northeast Corner of the SW 1/4 of the SW 1/4 of Section 21 Township 17 South, Range 15 West, Union County, Arkansas, for a starting point; Thence North 138 feet; Thence West 246.7 feet; Thence South 138 feet; Thence East 246.7 feet to the point of beginning and Beginning at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 17 South, Range 15 West; Thence run North 138 feet to the Point of Beginning; Thence North 60 feet;

Thence West 244.60 feet; Thence South 2 degrees 58 minutes West 60.06 feet; Thence East 247 feet to the point of beginning.

Less and Except the following: Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 17 South, Range 15 West; And run thence North 123 feet for the Point of Beginning of this tract; Run thence North 75 feet; Thence West 244.6 feet to the East line of North Jefferson Avenue in the City of El Dorado, Arkansas. Thence Southerly along the East line of said North Jefferson Avenue, 75.06 feet; Run thence East 246.7 feet, more or less, to the point of beginning.

Street Address: 1411 North Jefferson Avenue, El Dorado, AR 71730

WHEREAS on August 31, 2022, Jarred Paul Davis, a single man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for United Wholesale Mortgage, LLC, which was recorded on **September 6, 2022 as Instrument Number 2022R006437**, in the real estate records of Union 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 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.

