



DocId:8037102

Tx:4030655

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R2026-01154
FILED: 06/25/2026 10:28:40 AM
HOWARD COUNTY, ARKANSAS
ANGIE LEWIS, CIRCUIT CLERK
BY: THERESIA LINVILLE
FEE: \$25.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 18-004514-8

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: CHARLES R ARCHER, PATRENDA ARCHER
(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 **August 26, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance to the Howard County Courthouse, 421 North Main Street, Nashville, AR 71852** 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 Howard County, Arkansas more particularly described as follows:

Part of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section Twenty-Six (26), Township Nine (9) South, Range Twenty-Seven (27) West, Nashville, Howard County, Arkansas, described as follows: Commencing at the Southwest corner of said SE 1/4 NW 1/4 and running North 60 feet, thence East 16.4 feet for the point of beginning, thence North 220 feet, thence East 115 feet, thence South 220 feet, to the North line of Clark Street, thence West along the North line of Clark Street 115 feet to the point of beginning.

Street Address: 624 West Clark Street, Nashville, AR 71852

WHEREAS on September 11, 2006, Charles R. Archer and Patrenda Archer, his wife executed a Mortgage in favor of CTX Mortgage Company, LLC, which was recorded on **September 18, 2006 in Book 2006, Page 8526**, in the real estate records of Howard County, Arkansas. The party initiating foreclosure is Deutsche Bank National Trust Company as Trustee for the Soundview Home Loan Trust 2007-NS1 Asset-Backed Certificates, Series 2007-NS1 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.

WITNESS my hand this June 17, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE SOUNDVIEW HOME LOAN TRUST 2007-NS1 ASSET-BACKED CERTIFICATES, SERIES 2007-NS1

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)

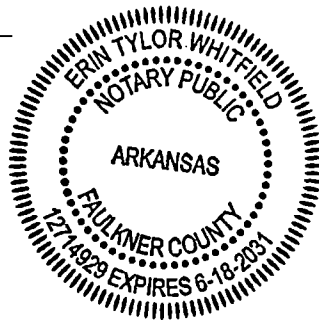
On this 17 day of June, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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 Deutsche Bank National Trust Company as Trustee for the Soundview Home Loan Trust 2007-NS1 Asset-Backed Certificates, Series 2007-NS1, 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.

17 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of June, 2026.

My Commission Expires:

6-18-2031

[PLG 18-004514-8]



Erin Tylor Whitfield

Notary Public, State of Arkansas