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Type: LAND RECORDS Fee: \$165.00 1 of 3
Rec: 06/30/2026 03:34:28 PM | T. BOOKER
Kind: NOTICE DEFAULT/INT TO SELL
DREW, AR
BEVERLY BURKS, CIRCUIT CLERK
File #

L2026 – 452

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 22-010787-12

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: BENJAMIN L. CROSSETT,
(or as otherwise noted by the recorder)

TRUSTEE'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 **September 10, 2026, at or about 02:30 PM**, the subject real property described herein below will be sold **at the main entrance of the Drew County Courthouse, 210 South Main, Monticello, AR 71655** 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 Deed of Trust is located in Drew County, Arkansas more particularly described as follows:

A PART OF LOT NO. 6 IN BLOCK 245 OF THE CITY OF MONTICELLO, ARKANSAS, BOUNDED BY A LINE BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6 AND RUNNING THENCE SOUTH ALONG THE EAST BOUNDARY LINE THEREOF A DISTANCE OF 53 FEET FOR A POINT OF BEGINNING FOR THE LAND HEREBY DESCRIBED; THENCE FROM THIS BEGINNING POINT RUN WEST PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID LOT 6 A DISTANCE OF 60 FEET, THENCE SOUTH PARALLEL WITH THE EAST BOUNDARY LINE OF SAID LOT 6 A DISTANCE OF 447 FEET MORE OR LESS TO THE SOUTH BOUNDARY LINE OF SAID

LOT 6, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 6 A DISTANCE OF 60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, THENCE NORTH ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 447 FEET MORE OR LESS TO THE POINT OF BEGINNING; ALSO A PARCEL OF LAND BOUNDED BY A LINE BEGINNING ON THE EAST BOUNDARY LINE OF SAID LOT 6 OF BLOCK 245 AT A POINT 53 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6, AND RUNNING THENCE EAST PARALLEL WITH THE NORTH BOUNDARY LINE OR SAID LOT 6 DISTANCE OF 20 FEET, THENCE SOUTH PARALLEL WITH THE EAST BOUNDARY LINE OR SAID LOT 6 A DISTANCE OF 447 FEET TO A POINT DUE EAST OF THE SOUTHEAST CORNER OF SAID LOT 6, THENCE RUNNING WEST A DISTANCE OF 20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, THENCE RUNNING NORTH ALONG THE EAST BOUNDARY OF SAID LOT 6 TO THE POINT OF BEGINNING.

Street Address: 244 West College Avenue, Monticello, AR 71655

WHEREAS on November 2, 2006, Benjamin L. Crossett and Jennifer M. Crossett, his wife executed a Deed of Trust to George Harris, as Trustee for the benefit of Commercial Bank & Trust Company, Corporation, which was recorded on **November 8, 2006 as Instrument Number 60042**, in the real estate records of Drew County, Arkansas. The beneficial interest of said Deed of Trust has been assigned to U.S. Bank National Association, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank National Association and can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, at Telephone Number 1-800-365-7772; and WHEREAS, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 June 26, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION

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 26 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 U.S. Bank National Association, 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.

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

My Commission Expires:

6-18-2031

[PLG 22-010787-12]

Erin Tylor Whitfield
Notary Public, State of Arkansas



DREW, AR

I CERTIFY THIS INSTRUMENT WAS FILED ON

06/30/2026 03:34:28 PM

AND RECORDED IN REAL ESTATE

FILE NUMBER L2026-452

BEVERLY BURKS, CIRCUIT CLERK

Beverly Burks