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2026R003632
STATE OF ARKANSAS
COUNTY OF ST. FRANCIS
FILED FOR RECORD ON:
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ALAN T. SMITH, CIRCUIT CLERK
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THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 24-003819-4

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: ANDREA D. BROCK, WILLIAM M. BROCK
(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 **December 18, 2026, at or about 03:30 PM**, the subject real property described herein below will be sold **at the Main Entrance of the St. Francis County Courthouse, 313 South Izard, Forrest City, AR 72335** 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 St. Francis County, Arkansas more particularly described as follows:

A parcel of property located in the Southeast Quarter (SE 1/4) of Section Twenty-four (24), Township Six (6) North, Range three (3) East, St. Francis County, Arkansas, and being more particularly described as follows: Commencing at the Northwest Corner of said Southeast Quarter (SE 1/4) of Section Twenty-four (24), Township Six (6) North, Range Three (3) East; Thence South 1 degree 41 minutes 04 seconds West 1393.4 feet along the West line of said Southeast Quarter (SE 1/4) of Section Twenty-four (24) to a point of intersection with the extension of a County Gravel Road; Thence South 88

degrees 38 minutes 13 seconds East 1924.43 feet along the extension of a centerline of said county gravel road to a point of intersection with the centerline of Arkansas Highway No. 284; Thence North 17 degrees 04 minutes 02 seconds West 195.84 feet along said centerline of Arkansas Highway No. 284 to the point of beginning of the tract herein described, thence from the point of beginning North 89 degrees 41 minutes 29 seconds West 333.91 feet; thence North 1 degree 53 minutes 49 seconds East 50.0 feet; thence South 89 degrees 40 minutes 05seconds West 82.05 feet; thence North 3 degrees 44 minutes 35 seconds West 160.05 feet; thence North 85 degrees 34 minutes 52 seconds East 391.82 feet to a point in the centerline of said Arkansas Highway No. 284; Thence along said centerline of Arkansas Highway No. 284 whose chord bears South 8 degrees 28 minutes 49 seconds East a distance of 243.73 feet to the point of beginning, containing a total of 2.0 acres, more or less. Property acquired by Warranty Deed dated 11/22/00 in conveyance records 647/722 in County of St. Francis, State of Arkansas.

Street Address: 8943 Highway 284, Forrest City, AR 72335

WHEREAS on June 30, 2003, William M. Brock and Andrea D. Brock, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Accredited Home Lenders, Inc., which was recorded on **July 21, 2003, in Book 700, Page 329**, in the real estate records of St. Francis County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank Trust National Association as Trustee for LB-Dwelling Series V Trust, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust and can be contacted at or in care of its servicer initiating foreclosure at: SN Servicing Corporation, 323 5th Street, Eureka, CA 95501, at Telephone Number (800) 603-0836; 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 September 30, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR U.S. BANK TRUST NATIONAL ASSOCIATION, AS
TRUSTEE FOR LB-DWELLING SERIES V TRUST

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 30 day of September, 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 Trust National Association, as Trustee for LB-Dwelling Series V Trust, 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.

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

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas