

Reserved for recording
purposes ONLY.

2026R-01518
03/11/2026 11:12 AM
JEFFERSON COUNTY AR
FLORA COOK-BISHOP, CIRCUIT CLERK
RECORDING FEE 25.00
NOTICE OF DEFAULT 140.00

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-002610-2

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: CARL BERNARD HOLMES, VANETTA A HOLMES, EDITH MAE SCOTT
(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 **May 22, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Jefferson County Courthouse, 101 West Barraque Street, Pine Bluff, AR 71601** to the highest bidder for cash. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.* 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 Jefferson County, Arkansas more particularly described as follows:

Lot Six (6) of Broadmoor Subdivision Unit No. Four (4) to the City of Pine Bluff, Arkansas, and a parcel of land being 5 feet in width by 153 feet in length located North of said Lot Six (6), being more particularly described as follows:

Commencing at the Northwest Corner of said Lot Six (6), thence run North 5 feet; thence run East on a line parallel with the North line of said Lot Six (6), 153 feet, more or less, to a point 5 feet North of the Northeast Corner of said Lot Six (6) thence South 5 feet to the Northeast Corner of said Lot (6); thence West along the North line of said Lot Six (6), 153 feet, more or less, to the point of beginning; same being located in the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 11, Township 6 South, Range 9 West of the 5th P.M.

Street Address: 900 Utah Street, Pine Bluff, AR 71601

WHEREAS on July 25, 1996, Carl Bernard Holmes, Vanetta A Holmes, husband and wife, Chester Scott and Edith Mae Scott, husband and wife executed a Mortgage in favor of Simmons First National Bank, which was recorded on **July 25, 1996 in Book 689, Page 569, and modified in Instrument Number 2025R-03149** in the real estate records of Jefferson County, Arkansas. The beneficial interest of said Mortgage has been assigned to NewRez LLC D/B/A Shellpoint Mortgage Servicing, which is the party initiating foreclosure. The party initiating foreclosure is NewRez LLC d/b/a Shellpoint Mortgage Servicing and can be contacted at or in care of its servicer initiating foreclosure at: 75 Beattie Place, Suite 300, Greenville, SC 29601; 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.

