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PULASKI CO. AR FEE \$25.00
PRESENTED
4/17/2026 8:35:01 AM
RECORDED
04/17/2026 12:03:41 PM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: FRANCISCO RETA
DEPUTY RECORDER

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 25-005597-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: DANA BARBER GONZALES, RON H GONZALES
(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 **June 22, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201** 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 Pulaski County, Arkansas more particularly described as follows:

**Part of the Northeast Quarter of the Northeast Quarter of
Section 22, Township 2 North, Range 15 West, Pulaski County,
Arkansas, and more particularly described as follows:
Commencing at the Southeast Corner of the Northeast Quarter**

of the Northeast Quarter of said Section 22 for the Point of Beginning; Thence along the South line of the said Northeast Quarter of the Northeast Quarter due West 322.34 feet to the East right-of-way line of an unnamed road; Thence leaving the said South line and running along the said East Right-of-Way line North 00 degrees 10 minutes 57 seconds West 208.77 feet; Thence leaving the said Right-of-Way line North 89 degrees 58 minutes 58 seconds East 322.95 feet to the East line of the said Northeast Quarter of the Northeast Quarter; Thence along the said East line South 00 degrees 00 minutes 54 seconds East 208.87 feet to the point of beginning.

Street Address: 4925 Copper Creek Lane, Little Rock, AR 72223

WHEREAS on April 10, 2009, Dana Barber Gonzales and Ron H. Gonzales, wife and husband executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Financial Bank, which was recorded on **April 23, 2009 as Instrument Number 2009026703**, in the real estate records of Pulaski County, Arkansas. The beneficial interest of said Mortgage has been assigned to NewRez LLC DBA Shellpoint Mortgage Servicing, which is the party initiating foreclosure. The party initiating foreclosure is NewRez LLC dba 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.

WITNESS my hand this April 15, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING

By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

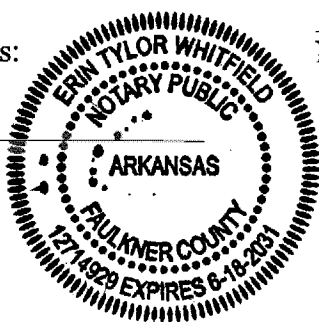
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 15 day of April, 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 NewRez LLC dba Shellpoint Mortgage Servicing, 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.

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

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas