

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 25-017023-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: SHERIAN KAYE DYSON
(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 **July 8, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Scott County Courthouse, 190 West First Street, Waldron, AR 72958** 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 Scott County, Arkansas more particularly described as follows:

**A part of the NE 1/4 of the NW 1/4 of Section 28, Township 3 North, Range 29 West of the fifth P.M. Scott County, Arkansas and more definitely described as follows:
Begin at the northeast corner of said forty and run S 01**

Mortgage Book 2026
F-2018-072
10/19/2018 03:39 PM

**degrees 13 minutes 16 seconds E along forty line 626.20 feet,
thence S 88 degrees 41 minutes 28 seconds W 103.75 feet to
point of beginning, thence continue S 88 degrees 41
minutes 28 seconds W 249.61 feet to the centerline of Pine
Street, thence S 01 degrees 54 minutes 55 seconds E along
center of said street 55.0 feet, thence S 03 degrees 23 minutes
34 seconds E 50.00 feet, thence N 88 degrees 41 minutes
49 seconds E 246.32 feet, thence N 00 degrees 49 minutes 21
seconds W 105.00 feet to point of beginning.**

Street Address: 739 Pine Street, Waldron, AR 72958

WHEREAS on October 10, 2018, Sherian K Dyson, married woman, and Robert Glenn Dyson, her husband executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for SWBC Mortgage Corp., its successors and assigns, which was recorded on **October 19, 2018 in Book 2018, Page 3362**, in the real estate records of Scott County, Arkansas. The beneficial interest of said Mortgage has been assigned to SWBC Mortgage Corporation, which is the party initiating foreclosure. The party initiating foreclosure is SWBC Mortgage Corporation and can be contacted at or in care of its servicer initiating foreclosure at: 425 Phillips Blvd, Ewing, NJ 08618; 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.

