

Reserved for recording  
purposes **ONLY**.



**L202600370**

**STONE CO, AR FEE \$165.00**

PRESENTED: 02-18-2026 12:14:19 PM

RECORDED: 02-18-2026 12:14:19 PM

ANGIE HUDSPETH-WADE  
COUNTY AND CIRCUIT CLERK

BY: TERRA STEWART  
DEPUTY CLERK

**BK: MISC 140**

**PG: 322-324**

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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 25-018611-1**

**Grantor: TIMOTHY D. PADGETT, P.A.**

**Grantee: GEORGE DOUG MITCHELL, MARCINE MITCHELL**

(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 **April 29, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Stone County Courthouse, 107 West Main, Mountain View, AR 72560** 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 Stone County, Arkansas more particularly described as follows:

**Lots 39 & 40, Block 3, Ridgeview Acres Subdivision  
SUBJECT TO ALL EASEMENTS BOTH PUBLIC AND  
PRIVATE SUBJECT TO ANY PRIOR RESERVATIONS OR  
CONVEYANCES OF ANY OIL, GAS OR MINERAL  
INTERESTS OR ROYALTIES THAT MAY APPEAR OF  
RECORD.**

**Street Address: 615 North Ridgeview Drive, Mountain View,  
AR 72560**

WHEREAS on April 25, 2025, George Doug Mitchell and Marcine Mitchell, Husband and Wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for United Wholesale Mortgage, LLC, which was recorded on **April 25, 2025 in Book MORT 270, Page 321 and Instrument Number L202500986**, in the real estate records of Stone County, Arkansas. The beneficial interest of said Mortgage has been assigned to United Wholesale Mortgage, LLC, its successors and assigns, which is the party initiating foreclosure. The party initiating foreclosure is UNITED WHOLESAL MORTGAGE, LLC 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.

WITNESS my hand this February 17, 2026.

TIMOTHY D. PADGETT, P.A.  
SUBSTITUTE TRUSTEE FOR UNITED WHOLESAL MORTGAGE, LLC

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 17 day of February, 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 UNITED WHOLESALE MORTGAGE, LLC, 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.

**IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this**  
17 day of February, 2026.

My Commission Expires:

6-18-2031

  
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Notary Public, State of Arkansas

[PLG 25-018611-1]

