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R2026-00257  
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HOWARD COUNTY, ARKANSAS  
ANGIE LEWIS, CIRCUIT CLERK  
BY: ANGIE LEWIS, CIRCUIT CLERK  
FEE: \$25.00  
PAGES: 3

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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 26-000975-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: HERBERT N TURLEY JR,**  
(or as otherwise noted by the recorder)

**TRUSTEE'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 16, 2026, at or about 11:30 AM**, the subject real property described herein below will be sold **at the main entrance to the Howard County Courthouse, 421 North Main Street, Nashville, AR 71852** 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 Deed of Trust is located in Howard County, Arkansas more particularly described as follows:

**The West 120 ft. of Lot "B" of R.L. Hayes Additions and the South 64 ft. of Lot 104/S9 of Block 2 of the Lay Addition adjoining Lot "B", all in Nashville, Howard County, Arkansas.**

**Street Address: 112 South Jones Street, Nashville, AR 71852**

WHEREAS on September 22, 1998, Herbert N Turley, Jr., a single person executed a Deed of Trust to G. William Lavender, as Trustee for the benefit of Century Bank, N.A., which was recorded on **September 25, 1998, in Book 360, Page 533-538**, in the real estate records of Howard County, Arkansas. The party initiating foreclosure is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCAF ACQUISITION TRUST and can be contacted at or in care of its servicer initiating foreclosure at: Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019 at Telephone Number (877) 768-3759; and

WHEREAS, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 N. McKinley St., Suite 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 9, 2026.

TIMOTHY D. PADGETT, P.A.  
SUBSTITUTE TRUSTEE FOR U.S. BANK  
TRUST NATIONAL ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS  
OWNER TRUSTEE FOR RCAF ACQUISITION  
TRUST

By: Renee Price

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

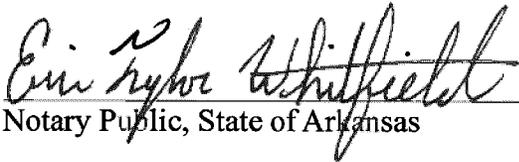
STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF PULASKI )

On this 9 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 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION 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.

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

My Commission Expires:

6-18-2031

  
Notary Public, State of Arkansas

[PLG 26-000975-1]

