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CERTIFICATE OF RECORD
2026-001041
FILED: 04/15/2026 02:01 PM
OUACHITA COUNTY, ARKANSAS
GLADYS F NETTLES, CIRCUIT CLERK
3 165.00

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-001135-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: COURTNEY PEARSON
(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 19, 2026, at or about 03:00 PM**, the subject real property described herein below will be sold **at the Main Entrance of the Ouachita County Courthouse, 145 Jefferson Street SW, Camden, AR 71701** 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 Ouachita County, Arkansas more particularly described as follows:

**All that certain lot or parcel of land situate in the County of
Ouachita, State of Arkansas, and being more particularly
described as follows:**

The South 50 feet of Lot No. 16 of C.C. Adams Subdivision of a portion of Plots A and B in Section 3, Township 14 South, Range 17 West, according to plat of said subdivision of record in Deed Record 115, Page 445 of the Records of Ouachita County, Arkansas and particularly described as follows, to-wit: Beginning at the Southwest corner of said Lot 16 on the East side of Maple Street, running thence Northerly along the West line of said Lot 16 a distance of 50 feet; thence Easterly parallel with South line of said Lot 16 a distance of 140 feet to the East line of said Lot 16, thence Southerly on East line of said Lot 16 a distance of 50 feet to the Southeast corner line of said Lot 16, thence Southerly on East line of said Lot 16 a distance of 50 feet to the Southeast corner thereof; thence Westerly along the Southerly line of said Lot 16 a distance of 140 feet to the point of beginning.

Street Address: 2543 Goza Avenue, Camden, AR 71701

WHEREAS on March 10, 2022, Courtney Pearson executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Broker Solutions, Inc., dba New American Funding, which was recorded on **March 10, 2022 as Instrument Number 2022-000846**, in the real estate records of Ouachita County, Arkansas. The beneficial interest of said Mortgage has been assigned to New American Funding LLC F/K/A Brokers Solutions, Inc., D/B/A New American Funding. The party initiating foreclosure is New American Funding, LLC and can be contacted at or in care of its servicer initiating foreclosure at: New American Funding, 8201 North FM 620, Suite 120, Austin, TX 78726, at Telephone Number 800-450-2010 Ext. 7100; 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.

