

Reserved for recording purposes ONLY.



L202600193
DALLAS CO, AR FEE \$165.00
PRESENTED: 03-30-2026 08:37:36 AM
RECORDED: 03-30-2026
DORI KEETON
CIRCUIT CLERK
BY: RORY TUCKER
DEPUTY CLERK
BK: DM 89
PG: 295-297



L202600194
DALLAS CO, AR FEE \$15.00
PRESENTED: 03-30-2026 08:37:37 AM
RECORDED: 03-30-2026
DORI KEETON
CIRCUIT CLERK
BY: RORY TUCKER
DEPUTY CLERK
BK: DM 89
PG: 298-298

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-001431-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: SHARON A CRAIG
(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 9, 2026, at or about 12:30 PM**, the subject real property described herein below will be sold **at the main entrance of the Dallas County Courthouse, 202 3rd Street West, Fordyce, AR 71742-3223** 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 Dallas County, Arkansas more particularly described as follows:

A parcel of land in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 9 South, Range 17 West, Dallas County, Arkansas, more particularly described as follows: Commence at the SE Corner of the SE

1/4 SW 1/4 of Section 22, Township 9 South, Range 17 West, and run west along the south line of the said SE 1/4 SW 1/4 a distance of 160 feet to a stake which is the point of beginning of the parcel hereby conveyed; Thence run West a distance of 50 feet; thence run North a distance of 100 feet; thence run East a distance of 50 feet; thence run South a distance of 100 feet to the point of beginning.

Street Address: 592 East Stuart Street, Sparkman, AR 71763

WHEREAS on June 15, 2021, Sharon A Craig executed a Mortgage in favor of NewRez LLC D/B/A NewRez Mortgage, which was recorded on **July 12, 2021 in Book DM 64, Page 188 and Instrument Number L202100598, and modified in Book DM 82, Page 613 and Instrument Number L202500030** in the real estate records of Dallas County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as trustee, for Mid-State Capital Corporation 2005-1 Trust, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust 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.

