

Reserved for recording purposes ONLY.



VOL MISC: 297 PAGE: 918
I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED AND RECORDED ON 03/11/2026 11:32 AM
TERESA PILCHER, CIRCUIT CLERK
HOT SPRING COUNTY
SHAUNA WALTON
2026-001006

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-001874-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: DINK GRIZZLE
(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 **May 20, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance to the Hot Spring County Courthouse, 210 Locust Street, Malvern, AR 72104** 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 Hot Spring County, Arkansas more particularly described as follows:

Part of the S 1/3 of the NE 1/4 NE 1/4, Section 19, Township 4 South, Range 17 West, Hot Spring County, more particularly described as follows: Commence at the SW corner of said S 1/3 of the NE 1/4 NE 1/4; thence North 05 degrees 00 minutes E

along the West line of said S 1/3 of NE 1/4 NE 1/4 440.00 feet; thence S 84 degrees 45 minutes 00 seconds E along the North line of said S 1/3 of NE 1/4 NE 1/4 220.00 feet to the Point of Beginning; thence S 84 degrees 45 minutes 00 seconds East along said North line 250.00 feet; thence S 05 degrees 39 minutes 56 seconds E a distance of 282.064 feet to the North side of Highway 84; thence S 73 degrees 03 minutes 00 seconds W along the North side of said Highway 150.00 feet; thence N 21 degrees 00 minutes West a distance of 372.00 feet to the Point of Beginning, according to a survey dated May 28, 1986 prepared by James O. Tallent, RLS#48.

Street Address: 31396 Highway 84, Malvern, AR 72104

WHEREAS on November 30, 2018, Dink Grizzle, single man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc, as mortgagee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, which was recorded on **December 3, 2018 in Book 0467, Page 0597, and re-recorded on December 6, 2018 in Book 0467, Page 0745**, in the real estate records of Hot Spring County, Arkansas. The party initiating foreclosure is Rocket Mortgage, LLC and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; 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.

