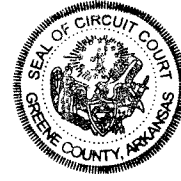


Reserved for recording
purposes ONLY.



2026001579
GREENE CO. AR FEE \$165.00
PRESENTED & RECORDED
03/11/2026 11:02:42
LESA GRAMLING
CIRCUIT CLERK
BY: VALERIE SMITH
DEPUTY CLERK

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-001938-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: MATTHEW CALEB LAYNE
(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 21, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Greene County Courthouse, 320 West Court Street, Paragould, AR 72450** 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 Greene County, Arkansas more particularly described as follows:

That part of the Northwest Quarter of the Northeast Quarter (3.6 acres), and that part of the Southwest Quarter of the Northeast Quarter (4.6 acres), all in Section 18, Township 18 North, Range 6 East, described as follows: Beginning at the

Southwest corner of said Northwest Quarter of the Northeast Quarter of Section 18, Township 18 North, Range 6 East, run thence North 381 feet, run thence South 81 degrees 00 minutes East 382 feet, run thence South 16 degrees 00 minutes West 171 feet, run thence South 67 degrees 48 minutes East 293.5 feet to Greene 528 Road, run thence South 2 degrees 30 minutes West along said road 46 feet, run thence South 29 degrees 47 minutes West along said road 543 feet, run thence North 77 degrees 39 minutes West 338 feet, run thence North 399 feet to the point of beginning, containing 8.2 acres, more or less.

Street Address: 84 Greene Road 528, Marmaduke, AR 72443

WHEREAS on April 21, 2022, Matthew Caleb Lane, a married person, and Megan Michelle Layne executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for DAS Acquisition Company, LLC, which was recorded on **April 25, 2022 as Instrument Number 2022003431**, in the real estate records of Greene County, Arkansas. The party initiating foreclosure is NewRez LLC 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.

