

Reserved for recording
purposes ONLY.

CERTIFICATE OF RECORD
2026-001159
FILED: 04/27/2026 09:13 AM
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 26-003634-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: KATALYIA WILLIS
(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 29, 2026, at or about 01:00 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:

**The land referred to herein below situated in the of Camden,
County, of Ouachita, State of Arkansas and described as
follows:**

Situated, lying and being in the County of Ouachita, State of Arkansas:

A portion of land in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 21, Township 13 South, Range 17 West, Ouachita County, Arkansas, more particularly described as: Commence at the Northeast Corner of Block One (1) of the A.L. Brumbelow Subdivision "B" off the City of Camden and the Point of Beginning; thence North 00 degrees 31 minutes 13 seconds East 130.34 feet; thence North 89 degrees 29 minutes 10 seconds West 196.85 feet; thence South 00 degrees 27 minutes 58 seconds West 130.06 feet; thence South 89 degrees 24 minutes 15 seconds East 196.73 feet to the Point of Beginning.

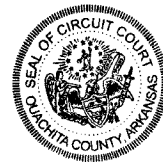
Street Address: 540 Bruce Avenue, Camden, AR 71701

WHEREAS on October 31, 2017, Ka`Talyia Willis, an unmarried person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Arkansas Financial, Inc., its successors and assigns, which was recorded on **November 15, 2017 in Book M396, Page 00049, and modified in Instrument Number 2021-002378** in the real estate records of Ouachita 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.



WITNESS my hand this April 24, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR NEWREZ LLC

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 24 day of April, 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 NewRez LLC, 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.

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

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas

[PLG 26-003634-1]

**CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF OUACHITA
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED AND RECORDED IN THE OFFICIAL RECORDS
2026-001159 04/27/2026 09:13 AM
GLADYS NETTLES, CIRCUIT CLERK
OUACHITA, AR**