

2026R-001615

MORTGAGES

FILED: 04/27/2026 11:46 AM

CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

BY: TABETHA LINGLE D.C.

PAGES: 3

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purposes ONLY.

THIS FORM PREPARED BY:**Timothy D. Padgett, P.A.**

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 26-004000-1

Grantor: TIMOTHY D. PADGETT, P.A.**Grantee: CLARISSA DIANE BRYANT, JANINE BRYANT, JIMMY BRYANT**

(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 11:30 AM**, the subject real property described herein below will be sold **at the main entrance of the Conway County Courthouse, 115 South Moose Street, Morrilton, AR 72110** 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 Conway County, Arkansas more particularly described as follows:

Fractional Part of Block 46, 29 and 30 of Thomas Addition to Lewisburg Addition to the City of Morrilton, and lying in the NW 1/4 NW 1/4 of Section 29, Township 6 North, Range 16 West, Conway County, Arkansas and being more particularly

described as follows: Beginning at the Southeast Corner (SE Cor.) of Block 46 of the said Thomas Addition to Lewisburg Addition and run thence North 35 degrees 03 minutes 08 seconds East for 297.00 feet to a Found Pipe; Thence run South 53 degrees 00 minutes 00 seconds East for 207.65 feet to a point; Thence run North 60 degrees 49 minutes 42 seconds East for 47.84 feet to a point on the South Side of Arkansas State Highway #9 "B"; Thence run North 35 degrees 09 minutes 42 seconds West along said Highway for 307.05 feet to a Fence Corner; Thence run South 44 degrees 09 minutes 39 seconds West for 458.18 feet to a Found T-Post; Thence run South 61 degrees 33 minutes 49 seconds East for 134.01 feet to the Point of Beginning (P.O.B).

Street Address: 920 South Bridge Street, Morrilton, AR 72110

WHEREAS on October 12, 2010, Jimmy Bryant and Janine Bryant, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Wintrust Mortgage Corporation, which was recorded on **October 13, 2010, in Book 512, Page 0258**, in the real estate records of Conway County, Arkansas. The beneficial interest of said Mortgage has been assigned to Lakeview Loan Servicing, LLC, which is the party initiating foreclosure. The party initiating foreclosure is Lakeview Loan Servicing, 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.

