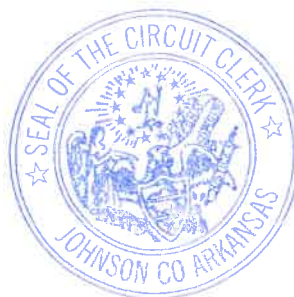


Reserved for recording
purposes ONLY.



L202602090

JOHNSON CO, AR FEE \$25.00

PRESENTED: 05-13-2026 01:19:40 PM

RECORDED: 05-13-2026 01:19:40 PM

MONICA KING

CIRCUIT CLERK

BY: ANNA GILMER

DEPUTY CLERK

BK: 1 2026008

PG: 788-790

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 26-004337-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: SAM DRISKILL

(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 **July 13, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Johnson County Courthouse, 215 West Main Street, Clarksville, AR 72830** 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 Johnson County, Arkansas more particularly described as follows:

A part of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Six (6), Township Ten (10) North, Range Twenty Four (24) West, being more particularly described as follows: Commencing at a set spike in the asphalt

of Highway 164 for the Southeast Corner of said Northwest Quarter of the Southwest Quarter. Thence along the East line thereof North 00 degrees 06 minutes 02 seconds East 47.99 feet to a point on the approximate North right of way line of said highway, thence along said right of way line South 89 degrees 36 minutes 57 seconds West 96.29 feet to a set iron pin for the true point of beginning, thence continue along said right of way line South 89 degrees 36 minutes 57 seconds West 347.98 feet to a found iron pin, thence leaving the highway North 01 degrees 43 minutes 36 seconds West 1062.77 feet to a found iron pin. Thence South 82 degrees 16 minutes 31 seconds East 459.01 feet to a found iron pin, thence South 01 degrees 42 minutes 09 seconds East 580.00 feet to a set iron pin, Thence South 89 degrees 36 minutes 57 seconds West 104.50 feet to a set iron pin, thence South 01 degrees 42 minutes 09 seconds East 418.00 feet to the point of beginning. Containing 9.70 acres, more or less. All mineral rights are reserved.

Street Address: 12072 Highway 164, Clarksville, AR 72830

WHEREAS on June 13, 2017, Sam Driskill, unmarried man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LeaderOne Financial Corporation, which was recorded on **June 15, 2017, in Book 2017011, Page 354**, in the real estate records of Johnson County, Arkansas. The beneficial interest of said Mortgage has been assigned to Seneca Mortgage Servicing LLC, which is the party initiating foreclosure. The party initiating foreclosure is Seneca Mortgage Servicing LLC and can be contacted at or in care of its servicer initiating foreclosure at: RoundPoint Mortgage Servicing LLC, 446 Wrenplace Rd., Fort Mill, SC 29715, at Telephone Number (877) 426-8805; 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.

