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Gail Wolfenbarger
Recorder of Hempstead County, Arkansas



THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-005991-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: REBECCA LYNN BARREE
(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 **August 18, 2026, at or about 11:30 AM**, the subject real property described herein below will be sold at the main entrance to the **Hempstead County Courthouse, 200 E. Third St, Hope, AR 71801** to the highest bidder for cash. 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 Hempstead County, Arkansas more particularly described as follows:

A part of Lot 3 in Block 24 of College Addition to the City of Hope, and being a part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 33, Township 12 South, Range 24 West, Hempstead County, Arkansas, and being more particularly described as follows: Commence at 1/2 inch rod found for the Northwesterly corner of Block 24 and run thence S 17 degrees 47 minutes 08 seconds E, 160.00 feet along the Easterly boundary of South Hervey Street and Westerly boundary of Block 24 to a 1/2 inch rod set, this point being the Northwesterly corner of Lot 3 in Block 24 and the Point of

Beginning; leaving South Hervey Street run thence N 70 degrees 42 minutes 58 seconds E, 162.70 feet along the Northerly boundary of said Lot 3 to a nail set in a root of an existing 20 inch Willow Oak, this point being the Northeasterly corner of Lot 3; run thence S 17 degrees 47 minutes 08 seconds E, 68.00 feet along the Easterly boundary of Lot 3 to a 1/2 inch rod set; leaving the Easterly boundary of Lot 3, run thence S 71 degrees 25 minutes 13 seconds W, 162.66 feet to a 1/2 inch rod set on the Westerly boundary of Lot 3 in Block 24 and also on the Easterly boundary of South Hervey Street; run thence N 17 degrees 47 minutes 08 seconds W, 66.00 feet along said Easterly boundary of South Hervey Street and the Westerly boundary of Block 24 back to the Point of Beginning.

Street Address: 705 South Hervey Street, Hope, AR 71801

WHEREAS on April 10, 2024, REBECCA LYNN BARREE, A MARRIED PERSON, AND SETH BARREE executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for FirstTrust Home Loans, Inc., which was recorded on **April 18, 2024, in Book 2024, Page 929**, in the real estate records of Hempstead County, Arkansas. The beneficial interest of said Mortgage has been assigned to PLANET HOME LENDING, LLC, ITS SUCCESSORS AND ASSIGNS, which is the party initiating foreclosure. The party initiating foreclosure is Planet Home Lending, LLC and can be contacted at or in care of its servicer initiating foreclosure at: Planet Home Lending, LLC, 321 Research Parkway, Suite 303, Meriden, CT 06450, at Telephone Number (203) 303-5283; 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.

