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ELECTRONIC RECORDING  
**2026R-009408**  
CERTIFICATE OF RECORD  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
DAVID VAUGHN, CLERK & RECORDER  
05/08/2026 08:46:34 AM  
RECORDING FEE: 165.00  
PAGES: 3

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**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 26-006517-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: HUNTER CLAY JOHNSON, MANDY LEA RASKA**  
(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 15, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Craighead County Courthouse, 511 South Main Street, Jonesboro, AR 72401** 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 Craighead (Jonesboro - Western District) County, Arkansas more particularly described as follows:

**A part of the Northeast Quarter of the Southwest Quarter of  
Section 25, Township 15 North, Range 3 East, Craighead  
County, Arkansas, more particularly described as follows:  
Commencing at an angle iron found at the Northwest corner of**

**the Northeast Quarter of the Southwest Quarter, Section 25, Township 15 North, Range 3 East; thence East along the North line of said Northeast Quarter of the Southwest Quarter a distance of 215.6 feet to the point of beginning proper; thence continuing East 184 feet; thence South 05 degrees 20 minutes West 30 feet to a 1 1/4 inch pipe set at the right of way of a county road; thence continuing South 05 degrees 20 minutes West along a fence line 275.4 feet to a 1 1/4 inch iron pipe set at a fence corner; thence North 85 degrees 54 minutes West along a fence line 161.4 feet to a 1 1/4 inch pipe set at a fence corner; thence North 01 degrees 03 minutes East along a fence line 262.6 feet to a 1 1/4 inch iron pipe set on the right of way line of a county road; thence continuing North 01 degrees 03 minutes East 30 feet to the point of beginning proper, being subject to a 30 foot road easement along the North side of the tract.**

**Street Address: 1483 County Road 304, Jonesboro, AR 72401**

WHEREAS on July 28, 2025, HUNTER CLAY JOHNSON, A SINGLE PERSON, and MANDY LEA RASKA, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Signature Bank of Arkansas, which was recorded on **July 28, 2025 as Instrument Number 2025R-014278**, in the real estate records of Craighead (Jonesboro - Western District) County, Arkansas. The beneficial interest of said Mortgage has been assigned to NEWREZ LLC, its successors and assigns, which is the party initiating foreclosure. 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.

