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PULASKI CO. AR FEE \$25.00
PRESENTED
6/15/2026 2:08:32 PM
RECORDED
06/15/2026 03:27:43 PM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: FRANCISCO RETA
DEPUTY RECORDER

Reserved for recording
purposes ONLY.

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-008421-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: GARY DAWSON
(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 31, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold at the **Main Entrance to the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201** 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 Pulaski County, Arkansas more particularly described as follows:

THE NORTH 100 FEET OF THE EAST 217.8 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 13 WEST, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, RESERVING THEREFROM A STRIP OF LAND TWENTY FEET IN WIDTH OFF THE EAST SIDE FOR THE PURPOSE OF PUBLIC ROADWAY EXTENDING SOUTH ALONG THE EAST LINE OF SAID TRACT FROM THE NORTHEAST CORNER THEREOF TO A POINT 150 FEET NORTH OF THE SOUTHEAST

CORNER OF THE SOUTHWEST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4, AS SHOWN IN QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 89-61967, RECORDS OF PULASKI COUNTY, ARKANSAS; ALSO LESS AND EXCEPT A TRACT OF LAND CONTAINED IN WARRANTY DEED TO THE CITY OF LITTLE ROCK, RECORDED AS INSTRUMENT NO. 98-091796, RECORDS OF PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 13 WEST, THENCE SOUTH 88 DEG. 44' 45" EAST 625.75 FEET; THENCE NORTH 08 DEG. 14' 56" EAST 49.15 FEET; THENCE NORTH 02 DEG. 24' 45" EAST 513.70 FEET; THENCE NORTH 01 DEG. 34' 37" EAST 9.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEG. 34' 37" EAST 99.97 FEET; THENCE SOUTH 88 DEG. 38' 43" EAST 4.30 FEET; THENCE SOUTH 01 DEG. 54' 04" WEST 99.97 FEET; THENCE SOUTH 88 DEG. 39' 15" EAST 3.74 FEET TO POINT OF BEGINNING

Street Address: 11100 Legion Hut Road, Mabelvale, AR 72103

WHEREAS on May 19, 2014, Gary Dawson, a married man, and Catina Dawson, Spouse executed a Mortgage in favor of U.S. Bank N.A., which was recorded on **May 21, 2014, as Instrument Number 2014029256**, in the real estate records of Pulaski County, Arkansas. The party initiating foreclosure is U.S. BANK NATIONAL ASSOCIATION and can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, at Telephone Number 1-800-365-7772; 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.

