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ELECTRONIC RECORDING
2026R-013579
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
06/29/2026 02:45:02 PM
RECORDING FEE: 165.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-010945-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: MATTHEW STONE
(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 **September 4, 2026, at or about 12:30 PM**, 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 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:

The following described real estate situate in the County of Craighead and State of Arkansas

A part of the Northwest Quarter of the Southeast Quarter of Section 32, Township 15 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows:

Begin at a point on the South line of the Northwest Quarter of the Southeast Quarter of said Section 32 which is 607.8 feet East of the Centerline of a County Road running North-South;

Thence North 0 degrees 35 minutes West 314.2 feet to the Centerline of an East-West County Road; Thence South 73 degrees 22 minutes East along said Centerline 203.4 feet; thence North 87 degrees 33 minutes East along said Centerline 280.8 feet; Thence South 0 degrees 35 minutes East 268.0 feet to the South line of the Northwest Quarter of the Southeast Quarter of said Section 32; Thence West along said South line 475.0 feet to the point of beginning proper, containing 2.96 acres, more or less, subject to easement along the North side for existing county road and subject to an easement across the East side thereof for constructions, maintenance, and inspection of DAM#19 and Spillway for big creek watershed district.

Street Address: 1513 Conway Lane, Jonesboro, AR 72401

WHEREAS on October 21, 2020, Matthew Stone, a single man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Caliber Home Loans, Inc., which was recorded on **November 10, 2020, as Instrument Number 2020R-025982**, in the real estate records of Craighead (Jonesboro - Western District) County, Arkansas. 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.

