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ELECTRONIC RECORDING
2026R-004595
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
03/06/2026 01:57:22 PM
RECORDING FEE: 180.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-000053-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: CASSANDRA S WILLARD
(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 **May 13, 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 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 Fractional Southeast Quarter of the Southeast Quarter of Section 1, Township 13 North, Range 4 East of the Fifth Principal Meridian and being more particularly described as follows: Commencing at the Southeast corner of Section 1 aforesaid, thence North along the East line of Section 1 aforesaid, a distance of 608.3 feet (measure distance 609.08 feet) to the point of beginning proper; thence North 81 degrees 31 minutes West 180.0 feet (measure distance 180.97 feet); thence North 150.0 feet (measure distance 149.87 feet); thence South 81 degrees 31 minutes East 180 feet (measure distance

179.88 feet) to the East line of Section 1 aforesaid; thence South along the East line of Section 1 aforesaid, a distance of 150 feet to the point of beginning proper, containing 0.61 acres, more or less, and being subject to an easement of 30 feet along the East side of tract for an existing County Road.

Street Address: 222 County Road 621, Jonesboro, AR 72404

WHEREAS on November 25, 2019, Cassandra S Willard and Ellis Willard, wife and husband executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Financial Bank, which was recorded on **November 26, 2019 as Instrument Number 2019R-024459, and modified in Instrument Number 2021R-015013** in the real estate records of Craighead (Jonesboro - Western District) County, Arkansas. The party initiating foreclosure is Nationstar Mortgage, LLC and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; 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.

WITNESS my hand this March 4, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR NATIONSTAR MORTGAGE, LLC

By: _____

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

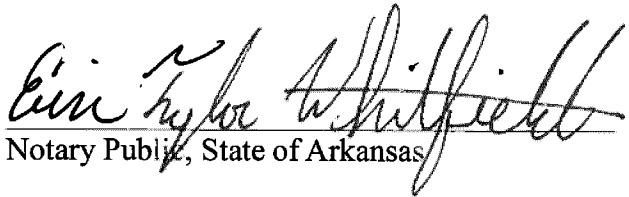
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 4 day of March, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute such instrument, stating their respective capacities in that behalf, to me personally well known, who stated that they were an attorney with Timothy D. Padgett, P.A., a Company, the Trustee for Nationstar Mortgage, LLC, and was duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said Company, and further stated and acknowledged that they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

4 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of March, 2026.

My Commission Expires:

6-18-2031


Notary Public, State of Arkansas

[PLG 26-000053-1]

