L202601550
CHICOT CO. AR FEE $165.00
PRESENTED & RECORDED
10/26/2026 14:50:05
JOSEPHINE GRIFFIN
CIRCUIT CLERK
BY: MYRIKA FREEMAN
DEPUTY CLERK
BK: REAL 2026
PG: 5917 - 5919

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 19-013530-4

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **CASSANDRA R JOHNSON, CHRISTOPHER JOHNSON**
(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 **January 12, 2027, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Chicot County Courthouse, 108 Main Street, Lake Village, AR 71653** 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 Chicot County, Arkansas more particularly described as follows:

Lot #20 and Lot #21 of W.T. James Sub-Division of North 19.2 feet of Lot 19 and Lots 20 thru 28 and all of lots 47 thru 53 of Lakewood Estates #1 as said plat is recorded in plat book 2, page 7 in the office of the Circuit Clerk and Ex-Officio recorder of Chicot County, Arkansas.

Street Address: 219 Willow Drive, Lake Village, AR 71653

WHEREAS on December 26, 2007, Christopher Johnson, husband and Cassandra R Johnson, wife executed a Mortgage in favor of Jim Walter Homes of Arkansas, Inc., which was recorded on **January 17, 2008 in Book O-25, Page 785,** in the real estate records of Chicot County, Arkansas. The party initiating foreclosure is U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref) 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.

WITNESS my hand this October 19, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE NRZ PASS-THROUGH TRUST VII-B (PREF)

By: Renee Price

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 _____ day of October, 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 U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VII-B (Pref), 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.

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

My Commission Expires:

_____

Notary Public, State of Arkansas

_____

[PLG 19-013530-4]