

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 25-017196-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: TONY L. EVANS,
(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 **December 4, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Poinsett County Courthouse, 401 Market Street, Harrisburg, AR 72432** 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 Poinsett County, Arkansas more particularly described as follows:

Pat of Lot "B" same being and is a part of the Southeast Quarter of the Southeast Quarter of Section 3, Township 11 North, Range 6 East, in the Town of Marked Tree, Arkansas, more particularly described as follows: Beginning at the Northeast Corner of Block 4 of E. Ritter's Third Addition to the Town of Marked Tree, Arkansas, and run South 52 degrees 24 minutes East 60 feet; Thence South 39 degrees 0 minutes West 216 feet to the point of beginning proper; thence South 52 degrees 25 minutes East 150 feet; thence South 39 degrees 0 minutes West 100 feet; thence North 52 degrees 25 minutes

West 150 feet; thence North 39 degrees 0 minutes East 100 feet to the point of beginning and being a strip of land 100 feet in width off the Southwest end of Lot "B" in the SE 1/4 of the SE 1/4, South of Railroad in Section 35, Township 11 North, Range 6 East, as shown by plat of record in Plat Book "A" at Page 27, and also being a strip of land 100 feet in width off the Southwest of Lot 1 in Block 1 of E. Ritter's Fourth Addition to the City of Marked Tree, Arkansas, as shown on Plat of record in Plat Envelope 79-A.

Street Address: 109 Miller Street, Marked Tree, AR 72365

WHEREAS on February 18, 2025, Tony L. Evans, single man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, which was recorded on **February 21, 2025 as Instrument Number 2025R-00470**, in the real estate records of Poinsett County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank Trust National, Association, as trustee for Igloo Annex Series VI Trust, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank Trust National Association, as trustee for Igloo Annex Series VI Trust 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.

