

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 26-001531-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: CAROL A CLEMENTS, PAULA V TAYLOR
(or as otherwise noted by the recorder)

TRUSTEE'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 6, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Marion County Courthouse, 300 East Old Main Street, Yellville, AR 72687** 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 Deed of Trust is located in Marion County, Arkansas more particularly described as follows:

**TRACT 1
BEGINNING 123 FEET SOUTH OF THE NE CORNER OF THE
SE1/4 OF THE SW1/4 OF SECTION 36, TOWNSHIP 20 NORTH,
RANGE 16 WEST, MARION COUNTY, ARKANSAS, RUN SOUTH
650 FEET, THEN RUN WEST 300 FEET, THEN RUN NORTH 575
FEET TO A POINT IN THE CENTER OF A COUNTY ROAD, THEN
WITH THE CENTER OF THIS ROAD RUN IN A
NORTHEASTERLY DIRECTION TO A POINT WHICH IS 123
FEET SOUTH AND 66 FEET WEST OF THE NE CORNER OF
SAID FORTY, THEN RUN EAST 66 FEET TO THE PLACE OF
BEGINNING.**

TRACT 2

ALL THAT PART OF THE W1/2 OF THE NW1/4 OF THE SW1/4 OF THE SE1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 16 WEST, MARION COUNTY, ARKANSAS, LYING SOUTH OF THE COUNTY ROAD.

Street Address: 662 MC 8063, Flippin, AR 72634

WHEREAS on May 12, 2009, Carol A Clements, single and Paula V Taylor, single executed a Deed of Trust to Dyke, Henry, Goldsholl & Winzerling, PLC, as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for U.S. Bank N.A., which was recorded on **May 13, 2009 as Instrument Number 2009-01518**, in the real estate records of Marion County, Arkansas. The beneficial interest of said Deed of Trust has been assigned to U.S. Bank National Association, its successors and assigns, which is the party initiating foreclosure. 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, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 N. McKinley St., Suite 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 February 17, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION

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 17 day of February, 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, 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
17 day of February, 2026.

My Commission Expires:

6-18-2031

[PLG 26-001531-1]



Erin Tylor Whitfield

Notary Public, State of Arkansas