

MORTGAGES

FILED: 07/21/2026 10:06 AM
CONWAY COUNTY, AR
DARLENE MASSINGILL, CIRCUIT CLERK
BY: TABETHA LINGLE D.C.
PAGES: 3

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 26-002049-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: CHERYL MADZELAN
(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 25, 2026, at or about 09:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Conway County Courthouse, 115 South Moose Street, Morrilton, AR 72110** 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 Conway County, Arkansas more particularly described as follows:

Lot 3 in Block 8 of Harry Moore's Addition to the City of Plumerville, Arkansas, Less and Except the North 74 feet thereof, lying in the NW 1/4 of SE 1/4 of Section 18, T-6-N, R-15-W, Conway County, Arkansas and being more particularly described as follows: Commencing at the Southeast corner (SE COR) of the NW 1/4 SE 1/4 of said Section 18 and run thence North 88 degrees 05 minutes 28 seconds West for 749.59 feet; thence run North 02 degrees 40 minutes 25 seconds East for 29.33 feet to the Southeast Corner (SE COR) of said Lot 3 and being the point of beginning (P.O.B.); thence run North 86

degrees 38 minutes 30 seconds West for 57.97 feet to the Southwest Corner (SW COR) of Block 8 of said Harry Moore's Addition; thence run N 02 degrees 48 minutes 41 seconds E for 140.38 feet to a point; thence run S 86 degrees 39 minutes 28 seconds East for 57.64 feet to a point; thence run S 02 degrees 40 minutes 25 seconds W for 140.40 feet to the Point of Beginning (P.O.B), containing 0.19 acres and is subject to all easements, public or private which may exit thereon.

Street Address: 301 East Church Street, Plumerville, AR 72127

WHEREAS on February 24, 2023, Cheryl Madzelan, a single woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for FirstTrust Home Loans, Inc., which was recorded on **February 24, 2023, as Instrument Number 2023R-000624**, in the real estate records of Conway County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST, which is the party initiating foreclosure. The party initiating foreclosure is U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST and can be contacted at or in care of its servicer initiating foreclosure at: Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019 at Telephone Number (877) 768-3759; 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 July 20, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST

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 20 day of July, 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 TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST, 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.

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

My Commission Expires:

6-18-2031

[PLG 26-002049-1]

Erin Tylor Whitfield
Notary Public, State of Arkansas

