

Reserved for recording
purposes ONLY.

2026R-2458
MORTGAGE BOOK PAGES: 3
I CERTIFY THIS INSTRUMENT WAS
FILED FOR RECORD ON
07/08/2026 10:47:39 AM
POLK COUNTY, AR
MICHELLE HEATH SCHNELL, CIRCUIT CLERK
BY: DELINA

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-002328-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: MIKHALE DALE ROGERS JR,
(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 16, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Polk County Courthouse, 507 Church Street, Mena, AR 71953** 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 Polk County, Arkansas more particularly described as follows:

A part of the Fractional Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of section 7, township 2 south, Range 31 West, Polk County, Arkansas, described as follows: Commencing at the NW Corner of the Fractional Northwest 1/4 of the Southwest 1/4; Thence South 86 degrees 13 minutes East, a distance of 1046.21 feet to a white oak tree stump for the Place of Beginning; Thence South 21 degrees 55 minutes West, a distance of 134.00 feet; Thence South 7 degrees 42 minutes West, a distance of 480.00 feet to the center of Humphrey's Branch; Thence North 64 degrees 10 minutes

East, a distance of 96.57 feet; thence South 52 degrees 37 minutes East, a distance of 27.16 feet; Thence North 77 degrees 42 minutes East, a distance of 166.27 feet; Thence North 59 degrees 51 minutes East, a distance of 111.81 feet; thence South 63 degrees 18 minutes East, a distance of 82.97 feet; Thence North 45 degrees 20 minutes East, a distance of 57.55 feet; Thence North 31 degrees 27 minutes East, a distance of 73.45 feet; Thence North 28 degrees 27 minutes West, a distance of 102.70 feet; Thence North 12 degrees 59 minutes East, a distance of 91.09 feet; Thence North 62 degrees 40 minutes East, a distance of 70.93 feet; Thence North 51 degrees 10 minutes East, a distance of 36.06 feet; thence leaving the branch, North 10 degrees 12 minutes West, a distance of 78.45 feet along the West side of an old country road; Thence North 19 degrees 54 minutes West, a distance of 115.50 feet along the West side of the old county road; Thence South 89 degrees 34 minutes West, a distance of 416.10 feet along the South right of way of Lake Wilhelmina Road to the Place of Beginning and containing 5.84 acres as surveyed by P.T. Sloan PLS #947 recorded in SC5-76, 08/15/1996. Subject to any public utility or roadway easements that may now exist.

Street Address: 139 Polk Road 125, Mena, AR 71953

WHEREAS on December 1, 2021, Mikhale Dale Rogers Jr, a single man in his own right executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for USAA Federal Savings Bank, its successors and assigns, which was recorded on **December 3, 2021 as Instrument Number 2021R-4456**, in the real estate records of Polk County, Arkansas. The beneficial interest of said Mortgage has been assigned to Lakeview Loan Servicing, LLC, which is the party initiating foreclosure. The party initiating foreclosure is Lakeview Loan Servicing, 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 July 7, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR LAKEVIEW LOAN SERVICING, LLC

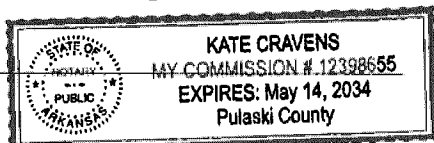
By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 7th day of July, 2026, before me, Kate Cravens, 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 Lakeview Loan Servicing, 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.

7th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of July, 2026.

My Commission Expires:



[PLG 26-002328-1]

[Signature]
Notary Public, State of Arkansas