

2026040184

PULASKI CO. AR FEE \$55.00

PRESENTED

7/17/2026 9:02:43 AM

RECORDED

07/17/2026 11:02:04 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: NICOLE TUCKER

DEPUTY RECORDER

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 26-004584-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: MARITZA MARY MOORE

(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 23, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold at the **Main Entrance to the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201** 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 Pulaski County, Arkansas more particularly described as follows:

Part of the NE 1/4 NE 1/4 Section 17, Township 3 North, Range 10 West, in the City of Jacksonville, Pulaski County, Arkansas, being more particularly described as follows: Commencing at the Southeast Corner of the said NE 1/4 NE 1/4 Section 17; thence South 89 degrees 10 minutes 39 seconds West 1,279.13 feet, thence North 0 degrees 29 minutes West 235.62 feet; thence North 58 degrees 55 minutes 38 seconds East 387.61 feet to the point of beginning; thence North 36 degrees 32 minutes 16 seconds West 400.0 feet to the Southerly right of way of U.S. Hwy 67-167; thence along said right of way North 53 degrees

**32 minutes East 263.25 feet thence South 36 degrees 32 minutes
16 seconds West 400.0 feet; thence South 53 degrees 32 minutes
West 263.25 feet to the point of beginning.**

Street Address: 1 Woodland Drive, Jacksonville, AR 72076

WHEREAS on August 22, 2014, Maritza Mary Moore, a married person, and Kwame Moore executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for USAA Federal Savings Bank, which was recorded on **August 28, 2014, as Instrument Number 2014049830, and modified in Instrument Number 2017045285 and further modified in Instrument Number 2022038175** in the real estate records of Pulaski County, Arkansas. The beneficial interest of said Mortgage has been assigned to USAA Federal Savings Bank, which is the party initiating foreclosure. The party initiating foreclosure is USAA Federal Savings Bank 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 14, 2026.

**TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR USAA FEDERAL SAVINGS BANK**

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 14 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 USAA Federal Savings Bank, 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.

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

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
 Notary Public, State of Arkansas

[PLG 26-004584-1]

