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2026R002501
STATE OF ARKANSAS
COUNTY OF ST. FRANCIS
FILED FOR RECORD ON:
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ALAN T. SMITH, CIRCUIT CLERK
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THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-006010-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: JOSEPH RICHMAN, LEVONNA RICHMAN
(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 17, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the Main Entrance of the St. Francis County Courthouse, 313 South IZARD, Forrest City, AR 72335** 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 St. Francis County, Arkansas more particularly described as follows:

**The land referred to herein below is situated in the County of Saint Francis, State of Arkansas, and is described as follows:
Lots 3, 4 and 5 in Block 5 of the Rolfe & Williams Addition to the City of Forrest City, Arkansas, being a part of the Northeast Quarter of Section 28, Township 5 North, Range 3 East.**

Street Address: 215 Mississippi Street, Forrest City, AR 72335

WHEREAS on July 18, 2024, JOSEPH RICHMAN AND LEVONNA RICHMAN, HUSBAND AND WIFE executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for New American Funding, LLC, which was recorded on **July 24, 2024 as Instrument Number 2024R002607, and modified in Instrument Number 2025R003552** in the real estate records of St. Francis County, Arkansas. The beneficial interest of said Mortgage has been assigned to NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS, INC., D/B/A NEW AMERICAN FUNDING, its successors and assigns. The party initiating foreclosure is New American Funding, LLC and can be contacted at or in care of its servicer initiating foreclosure at: New American Funding, 8201 North FM 620, Suite 120, Austin, TX 78726, at Telephone Number 800-450-2010 Ext. 7100; 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 13, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR NEW AMERICAN FUNDING, 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)

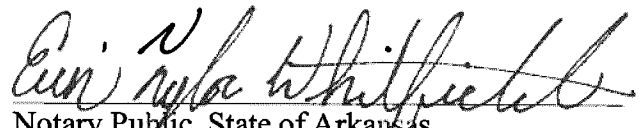
On this 13 day of July, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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 New American Funding, 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.

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

My Commission Expires:

6-18-2031

[PLG 26-006010-1]


Notary Public, State of Arkansas

