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2026-01792
I CERTIFY THIS INSTRUMENT
WAS FILED FOR RECORD ON:
06/23/2026 02:38:58 PM
MARION COUNTY, ARKANSAS
DAWN MOFFET, CIRCUIT CLERK
CATHY
PAGES: 4

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-006171-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: MARK J BULS,
(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 2, 2026, at or about 01:00 PM**, 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 Mortgage is located in Marion County, Arkansas more particularly described as follows:

The land referred to herein below is situated in the County of Marion, State of Arkansas, and is described as follows:

The NW 1/4 NW 1/4 of Section 36, Township 19 North, Range 16 West, Marion County, Arkansas.

And

The North 30 feet of the SW 1/4 NE 1/4 NW 1/4 Section 36, Township 19 North, Range 16 West.

Subject to a 30 foot Easement for ingress and egress along the North 30 foot of the SW 1/4 NE 1/4 NW 1/4 Section 36, Township 19 North, Range 16 West.

Less and Except: Part of the NW 1/4 NW 1/4 of Section 36, Township 19 North, Range 16 West, lying North of the Center of a 30 foot wide ingress and egress road in Marion County, Arkansas. Described more particularly as follows: From a 1/2 inch rebar at the said NE Corner of the NW 1/4 NW 1/4 of Section 36, Township 19 North, Range 16 West, go along the East line of the NW 1/4 NW 1/4 South 01 degrees 31 minutes 00 seconds West 677.42 feet to a point in the Center of a 30 foot wide ingress and egress gravel road; thence go along the center of the road South 58 degrees 12 minutes 34 seconds West 65.48 feet; thence continue along the center of the road South 67 degrees 12 minutes 50 seconds West 39.38 feet to the point of beginning; thence leave the road and go North 36 degrees 2 minutes 34 seconds West 235.34 feet to the NE Corner of the tract being described; thence go South 61 degrees 34 minutes 00 seconds West 164.18 feet to a 1/2 inch rebar and ID Cap; thence go South 12 degrees 44 minutes 57 seconds East 175.64 feet to a point in the center of a 30 foot wide ingress and egress road; thence go along the meandering center of the 30 foot wide ingress and egress road Northeasterly the following courses and distances: North 85 degrees 57 minutes 06 seconds East 38.68 feet; North 81 degrees 38 minutes 39 seconds East 59.83 feet; North 72 degrees 10 minutes 54 seconds East 141.23 feet; North 67 degrees 12 minutes 50 seconds East 14.35 feet, to the point of beginning, containing 0.99 acres, more or less, with the acreage being subject to 1/2 inch the width of the 30 foot wide ingress and egress road as shown hereon and any other easements of record that pertain to the herein platted and described property.

Also, less and except: part of the NW 1/4 NW 1/4 of Section 36, Township 19 North, Range 16 West, Marion County, Arkansas, described as follows: Beginning at the SW Corner of the said NW 1/4 NW 1/4, being marked by a one-half inch pipe, thence North 02 degrees 29 minutes 45 seconds East 684.01 feet to a set one-half inch rebar with ID Cap; thence South 88 degrees 00 minutes 41 seconds East 934.72 feet to a one-half inch rebar with ID Cap; thence South 12 degrees 18 minutes 43 seconds East 175.67 feet to the center of a Gravel Road; Thence along the centerline of said road the following courses: North 86 degrees 17 minutes 55 seconds East 38.68 feet; North 81

**degrees 59 minutes 29 seconds East 59.83 feet; North 72
degrees 31 minutes 44 seconds East 141.23 feet; North 67
degrees 33 minutes 40 seconds East 53.73 feet; North 58
degrees 33 minutes 24 seconds East 65.48 feet; thence leaving
said centerline South 01 degrees 54 minutes 06 seconds West
633.32 feet to a one-half inch rebar; Thence North 88 degrees
00 minutes 41 seconds West 1319.27 feet to the point of
beginning.**

Street Address: 643 Marion County 7077, Flippin, AR 72634

WHEREAS on December 23, 2020, Mark J Buls, an unmarried man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Wintrust Mortgage, a Division of Barrington Bank and Trust Co., N.A., its successors and assigns, which was recorded on **January 22, 2021 as Instrument Number 2021-00266**, in the real estate records of Marion County, Arkansas. The beneficial interest of said Mortgage has been assigned to Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A., which is the party initiating foreclosure. The party initiating foreclosure is Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. 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.

