

Reserved for recording
purposes ONLY.

L202602239
ASHLEY CO. AR FEE \$165.00
PRESENTED & RECORDED
07/21/2026 09:06:33
VICKIE STELL
Circuit Clerk
BY: ARACELI MARTINEZ
DEPUTY CLERK
BK: MS 2026
PG: 1406 - 1408

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-009029-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: TRACY L LEWIS
(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 **October 14, 2026, at or about 10:30 AM**, the subject real property described herein below will be sold **at the main entrance of the Ashley County Courthouse, 205 East Jefferson, Hamburg, AR 71646** 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 Ashley County, Arkansas more particularly described as follows:

**ALL THAT PARCEL OF LAND IN ASHLEY COUNTY,
STATE OF ARKANSAS, AS MORE FULLY DESCRIBED IN
DEED BOOK 231, BUNDLE 666, ID# 110-00048-000, BEING
KNOWN AND DESIGNATED AS LOT 15, BLOCK 4,
NORCROSS VILLAGE.**

**Lot Number 15, Block Number 4 of Norcross Village
Subdivision as shown on the Amended Plat of said Subdivision,
filed in the Office Plat Book No. 3 at Page No. 13**

By Fee Simple Deed from Emmitt H. Wooten and Malinda K. Wooten, husband and wife as set forth in Book 231 Bundle 666 dated 10/01/2007 and recorded 10/09/2007, Ashley County Records, State of Arkansas.

Street Address: 100 Barnes Street, Crossett, AR 71635

WHEREAS on March 25, 2009, Charles M. Lewis and Tracy L. Lewis, husband and wife executed a Mortgage in favor of Citicorp Trust Bank, FSB, which was recorded on **April 13, 2009 in Book 353, Page 269**, in the real estate records of Ashley County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank Trust National Association as trustee for LB-Dwelling Series V Trust, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust and can be contacted at or in care of its servicer initiating foreclosure at: SN Servicing Corporation, 323 5th Street, Eureka, CA 95501, at Telephone Number (800) 603-0836; 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, AS
TRUSTEE FOR LB-DWELLING SERIES V 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)

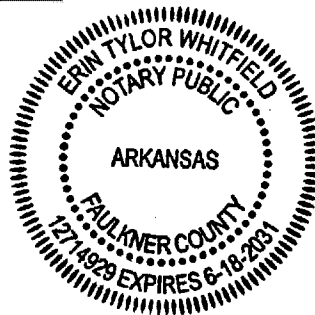
On this 20 day of July, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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, as Trustee for LB-Dwelling Series V 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 26-009029-1]



Erin Tylor Whitfield
Notary Public, State of Arkansas

CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF ASHLEY
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num L202602239
07/21/2026 09:06:33 AM
Vickie Stell
Ashley COUNTY Circuit Clerk
By: _____