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PULASKI CO. AR FEE \$25.00

PRESENTED

7/13/2026 8:42:46 AM

RECORDED

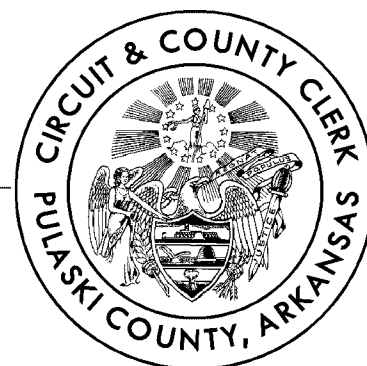
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TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: NICOLE TUCKER

DEPUTY RECORDER



THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 26-012253-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: C B HOSKINS JR, JAN ALICE HOSKINS

(or as otherwise noted by the recorder)

TRUSTEE'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 28, 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 Deed of Trust is located in Pulaski County, Arkansas more particularly described as follows:

All of Lot 4, Block 46, Parkhill Addition to North Little Rock, Pulaski County, Arkansas, except the north 25 feet thereof, the said exception being more particularly described as that portion circumscribed by beginning at the Northeast corner of said Lot 4, which point is on the Westerly Line of Ridge Road, and running thence in a northwesterly direction along the North line of said Lot a distance of 140.3 feet to the Northwest corner of said lot; thence southwesterly along the West line of said lot a distance of 25 feet; thence southeasterly along a line parallel to the north line of said lot, and which is 25 feet therefrom, a distance of approximately 140.6 feet to the East line of said lot; thence northerly along the east line of said lot a distance of 25 feet to the point of beginning

And

All of Lot 4A, Block 46, Park Hill addition to the City of North Little Rock, Pulaski County, Arkansas

Street Address: 3619 Ridge Road, North Little Rock, AR 72116

WHEREAS on September 22, 2003, C.B. Hoskins Jr. and Jan A Hoskins, Husband and Wife executed a Deed of Trust to Wilson and Associates PA, as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Countrywide Home Loans, Inc., which was recorded on **October 10, 2003 as Instrument Number 2003106462**, in the real estate records of Pulaski County, Arkansas. The party initiating foreclosure is Bank of America, N.A. and can be contacted at or in care of its servicer initiating foreclosure at: 75 Beattie Place, Suite 300, Greenville, SC 29601; and

WHEREAS, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 N. McKinley St., Suite 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 10, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR BANK OF AMERICA, N.A.

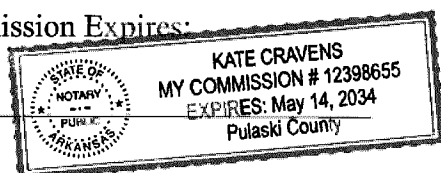
By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

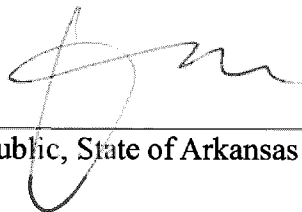
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 10th 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 Bank of America, N.A., 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.

10th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
day of July, 2026.

My Commission Expires:





Notary Public, State of Arkansas

[PLG 26-012253-1]