

Reserved for recording
purposes ONLY.

2026R-06207
08/26/2026 09:29 AM
JEFFERSON COUNTY AR
FLORA COOK-BISHOP, CIRCUIT CLERK
RECORDING FEE 25.00
NOTICE OF DEFAULT 140.00

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-016376-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: JULI ANN ASHCRAFT, LARRY MARTIN ASHCRAFT
(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 **November 4, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Jefferson County Courthouse, 101 West Barraque Street, Pine Bluff, AR 71601** 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 Jefferson County, Arkansas more particularly described as follows:

PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF THE 5TH P.M., LYING EAST OF THE CENTERLINE OF ARKANSAS HIGHWAY NO. 365, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 10 WEST, THENCE NORTH 1 DEGREE 11 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 5, 424.2 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 73 DEGREES 02 MINUTES WEST 127.2 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 365; THENCE NORTH 16

DEGREES 33 MINUTES WEST ALONG SAID RIGHT-OF-WAY 99 FEET; THENCE NORTH 85 DEGREES 45 MINUTES EAST 80 FEET; THENCE NORTH 73 DEGREES 27 MINUTES EAST 71.3 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE SOUTH 1 DEGREE 11 MINUTES EAST ALONG SAID LINE 84.1 FEET TO THE POINT OF BEGINNING

Street Address: 10803 Dollarway Road, White Hall, AR 71602

WHEREAS on April 7, 2014, LARRY MARTIN ASHCRAFT AND JULI ANN ASHCRAFT, HUSBAND AND WIFE executed a Deed of Trust to Craig Hunt, as Trustee for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SIMMONS FIRST NATIONAL BANK, which was recorded on **April 11, 2014, in Book 1357, Page 704**, in the real estate records of Jefferson County, Arkansas. The beneficial interest of said Deed of Trust has been assigned to U.S. BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, which is the party initiating foreclosure. The party initiating foreclosure is U.S. BANK NATIONAL ASSOCIATION and can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, at Telephone Number 1-800-365-7772; 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 August 26, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION

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 26 day of August, 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 NATIONAL ASSOCIATION, 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.

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

My Commission Expires:

6-18-2031

[PLG 26-016376-1]

Erin Tylor Whitfield
Notary Public, State of Arkansas

