BOOK 342 PAGE 196
Recorded in DEED Book
10/19/2026 10:23 AM
GERAL D. HARRISON JR.
Circuit Clerk - GRANT County, AR

Reserved for recording purposes ONLY.

THIS FORM PREPARED BY:
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-019581-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **AUSTIN M WILKERSON**
(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 **January 14, 2027, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance to the Grant County Courthouse, 101 West Center Street, Sheridan, AR 72150** 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 Grant County, Arkansas more particularly described as follows:

A part of Lots 9 and 10 of the T.A. Smith Subdivision of Part of the Southwest Quarter of Southeast Quarter in Section 22, Township 5 South, Range 13 West of the 5th Principal Meridian, Grant County, Arkansas, described as follows: Beginning at a point 500 feet West of the Northeast Corner of Lot 10 in said Subdivision; run thence West 200 feet, thence South 149.4 feet; thence East 200 feet; Thence North 149.4 feet to the Point of Beginning, being a tract of land 149.4 feet North and South by 200 feet East and West.

Less and Except: A part of Lots 9 and 10 of the T.A. Smith Subdivision of Part of the Southwest Quarter of the Southeast Quarter of Section 22, Township 5 South, Range 13 West of the 5th Principal Meridian, described as follows: Beginning at a point 600 feet West of the Northeast Corner of Lot 10 in said Subdivision, run thence West 100 feet, thence South 149.4 feet, thence East 100 feet, thence North 149.4 feet to the point of beginning, being a tract of land 149.4 feet North and South by 100 feet East and West.

Street Address: 45 Grant 63, Sheridan, AR 72150

WHEREAS on March 3, 2025, Austin M Wilkerson, a single person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for FirstTrust Home Loans, Inc., its successors and assigns, which was recorded on **March 10, 2025 in Book 2025, Page 326,** in the real estate records of Grant County, Arkansas. The beneficial interest of said Mortgage has been assigned to NewRez, LLC, which is the party initiating foreclosure. The party initiating foreclosure is NewRez LLC and can be contacted at or in care of its servicer initiating foreclosure at: 75 Beattie Place, Suite 300, Greenville, SC 29601; 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 October 14, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR NEWREZ 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 14 day of October, 2026, before me, , 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 NewRez 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.

14 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 14 day of October, 2026.

Erin Tylor Whitfield
Notary Public, State of Arkansas

My Commission Expires:
6-18-2031

ERIN TYLOR WHITFIELD NOTARY PUBLIC ARKANSAS FAULKNER COUNTY 12714929 EXPIRES 6-18-2031

[PLG 26-019581-1]

SEAL OF CIRCUIT COURT GRANT, ARKANSAS

I certify that this instrument was filed on 10/19/2026 10:23 AM and recorded in DEED Book 342 Page 196 - 198
GERAL D. HARRISON JR.
Circuit Clerk - GRANT County, AR