Reserved for recording purposes ONLY.

CERTIFICATE OF RECORD
2026-003218
FILED: 10/15/2026 10:49 AM
OUACHITA COUNTY, ARKANSAS
GLADYS F NETTLES, CIRCUIT CLERK
3 165.00

THIS FORM PREPARED BY:
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-019793-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **COREY S. NIXON**
(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 11, 2027, at or about 01:00 PM**, the subject real property described herein below will be sold **at the Main Entrance of the Ouachita County Courthouse, 145 Jefferson Street SW, Camden, AR 71701** 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 Ouachita County, Arkansas more particularly described as follows:

All that certain lot or parcel of land situate in the County of Ouachita, State of Arkansas, and being more particularly described as follows: A part of the Southwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 16 West, Ouachita County, Arkansas, being more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter of the Southwest Quarter as the Point of Beginning and running North 87 degrees, 11 minutes 53 seconds West 210.00 feet; thence, North 02 degrees 52 minutes 18 seconds East 420.00 feet to a 1/2 inch iron rod at a fence

corner; thence, South 87 degrees 11 minutes 52 seconds East 210.12 feet to a Concrete Monument at a fence corner; thence, South 02 degrees 53 minutes 17 seconds West 420.00 feet to the point of beginning, containing 2.03 acres, more or less.

Street Address: 346 Ouachita 88, Camden, AR 71701

WHEREAS on February 7, 2020, Corey S. Nixon, a single man 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 **February 10, 2020 as Instrument Number 2020-000390,** in the real estate records of Ouachita County, Arkansas. The beneficial interest of said Mortgage has been assigned to Lakeview Loans Servicing, LLC, which is the party initiating foreclosure. The party initiating foreclosure is Lakeview Loan Servicing, LLC 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.

WITNESS my hand this October 14, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR LAKEVIEW LOAN SERVICING, 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)

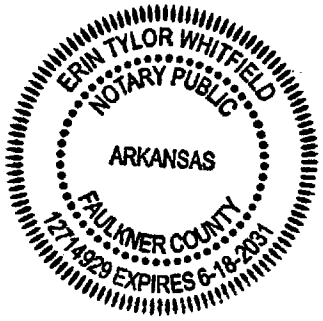
On this 14 day of October, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 Lakeview Loan Servicing, 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.

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

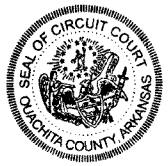
Erin Tylor Whitfield
Notary Public, State of Arkansas

My Commission Expires:

6-18-2031



[PLG 26-019793-1]



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF OUACHITA
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED AND RECORDED IN THE OFFICIAL RECORDS
2026-003218 10/15/2026 10:49 AM
GLADYS NETTLES, CIRCUIT CLERK
OUACHITA, AR