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R2025-00506

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HOWARD COUNTY, ARKANSAS
ANGIE LEWIS, CIRCUIT CLERK
BY: DONNA PIERCE, D.C.
FEE: \$25.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 23-013772-3

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: KARI VALENTINE
(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 **June 12, 2025, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Howard County Courthouse, 421 North Main Street, Nashville, AR 71852** 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 Howard County, Arkansas more particularly described as follows:

The land referred to herein below is situated in the County of Howard, State of Arkansas, and is described as follows:

A tract of land located in the NE 1/4 of the NE 1/4 of Section 25, Township 9 South, Range 27 West, Howard County, Arkansas, described as follows: Beginning at a point which is 267 feet East of the Northwest Corner of said NE 1/4 NE 1/4 and running North 89 degrees 03 minutes East 325.04 feet, thence South 230 feet, thence in a Southwesterly direction 349.2 feet, thence North 383.2 feet to the point of beginning.

Street Address: 106 Fox Run Road, Nashville, AR 71852

WHEREAS on June 23, 2022, Kari Valentine, a single person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for United Trust Bank, which was recorded on **June 30, 2022, as Instrument Number R2022-01157**, in the real estate records of Howard County, Arkansas. 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 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 March 26, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR LAKEVIEW LOAN SERVICING, LLC

By: 
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)

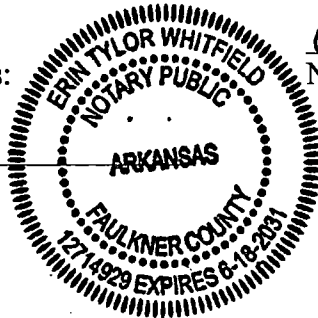
On this 26 day of March, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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.

26 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
day of March, 2025.

My Commission Expires:

6-18-2031

[PLG 23-013772-3]



Erin Tylor Whitfield
Notary Public, State of Arkansas