

Reserved for recording  
purposes ONLY.

2025R-00003448  
Recorded in WESTERN  
06/24/2025 01:29 PM  
SARA HUFFMAN  
Circuit Clerk - CARROLL County, AR

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**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 25-005277-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: AMANDA J SHARP**  
(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 **September 3, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Carroll County Courthouse, 210 West Church Ave, Berryville, AR 72616** 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 Carroll (Berryville District) County, Arkansas more particularly described as follows:

**Lot 5, Block 5, Unit 8, Holiday Island, Arkansas, as platted of record at Eureka Springs, in the Western District of Carroll County, Arkansas. Excepting all underground water in, under, or flowing through said lands, and water rights appurtenant thereto. Subject to all taxes and other assessments, reservations in patents, and all easements, encumbrances, liens, covenants, conditions, restrictions, reservations, rights and rights of way, obligations and liabilities as may appear of record, and to all Federal, State, County, District and local laws, ordinances, regulations, zoning codes and the like as the same now exists and as may be hereafter established or amended.**

**Street Address: 6 Cypress Point Lane, Holiday Island, AR  
72631**

WHEREAS on July 14, 2011, Amanda J Sharp, a single person executed a Mortgage in favor of Edward Jones Mortgage, LLC, which was recorded on **July 15, 2011 in Book 294, Page 618**, in the real estate records of Carroll (Berryville District) County, Arkansas. The beneficial interest of said Mortgage has been assigned to US Bank Trust, N.A. as trustee of the Igloo Series III Trust, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank Trust National Associations as trustee for LB-Ranch Series VI Trust 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 June 23, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR U.S. BANK TRUST NATIONAL ASSOCIATIONS AS  
TRUSTEE FOR LB-RANCH SERIES VI TRUST

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    )

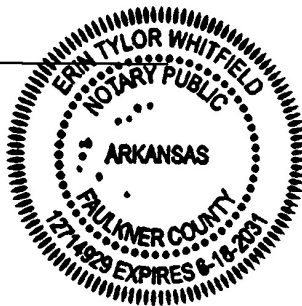
On this 23 day of June, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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 U.S. Bank Trust National Associations as trustee for LB-Ranch Series VI Trust, 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.

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

My Commission Expires:

6-18-2031

[PLG 25-005277-1]



Erin Tylor Whitfield  
Notary Public, State of Arkansas