

Reserved for recording  
purposes ONLY.

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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 24-004337-4**

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: RICHARD B FRAME V**  
(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 **August 29, 2025**, at or about **11:00 AM**, the subject real property described herein below will be sold at the main entrance of the **Boone County Courthouse, 100 North Main Street, Harrison, AR 72601** 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 Boone County, Arkansas more particularly described as follows:

**All the following lands lying in the County of Boone and the State of Arkansas to-wit:**

**A Part Of The North Half Of The Southeast Quarter Of The Northwest Quarter Of Section Four (4) Township Nineteen (19) North, Range Nineteen (19) West, Boone County, Arkansas, Described As Follows: From The Northwest Corner Of The Said North Half Go Along The North Line South 89° 38' 33" East 616.59 Feet, Then Go South 00° 05' 54" West 514.53 Feet To The Point Of Beginning Of Tract Being Described, Then Go South 89° 18' 04" East 147.53 Feet, South 00° 05' 54" West 147.53 Feet,**

**North 89° 18' 04" West 147.53 Feet, North 00° 05' 54" East  
147.53 Feet To The Point Of Beginning, Containing 0.50 Acres.  
The improvements thereon being known as 319 Carboni Lane,  
Harrison, Arkansas - 72601.**

**Street Address: 319 Carboni Lane, Harrison, AR 72601**

WHEREAS on March 1, 2021, Richard B Frame V, Single executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Plains Commerce Bank, which was recorded on **March 4, 2021 as Instrument Number 2021001437**, in the real estate records of Boone County, Arkansas. The beneficial interest of said Mortgage has been assigned to Newrez LLC d/b/a Shellpoint Mortgage Servicing, which is the party initiating foreclosure. The party initiating foreclosure is NewRez LLC d/b/a Shellpoint Mortgage Servicing 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 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 25, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR NEWREZ LLC D/B/A SHELLPOINT MORTGAGE  
SERVICING

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    )

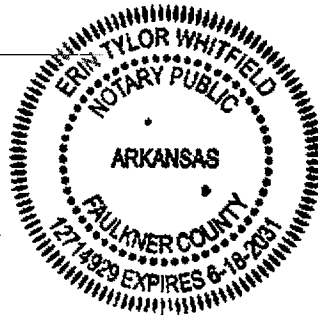
On this 25 day of June, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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 NewRez LLC d/b/a Shellpoint Mortgage Servicing, 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.

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

My Commission Expires:

6-18-2031

[PLG 24-004337-4]



Erin Tylor Whitfield  
Notary Public, State of Arkansas