

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 25-008090-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: TINA R. SIMPSON
(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 5, 2025, at or about 01:30 PM**, the subject real property described herein below will be sold **at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956** 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 Crawford County, Arkansas more particularly described as follows:

Lot 34, Highland Hills, Van Buren Arkansas, according to a survey by Satterfield Land Surveyors P.A. dated October 17, 2003 Job No. 30,357.

Street Address: 3610 Marshall Circle, Van Buren, AR 72956

WHEREAS on November 18, 2005, Tina R. Simpson, a married person, and James C. Simpson, her husband executed a Mortgage in favor of Arvest Mortgage Company, which was recorded on **November 23, 2005, as Instrument Number 2005014939**, in the real estate records of Crawford County, Arkansas. The party initiating foreclosure is Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company and can be contacted at or in care of its servicer initiating foreclosure at: Arvest Bank, 801 John Barrow, Suite 1, Little Rock, AR 72205, at Telephone Number 501-716-3894; 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 26, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR ARVEST BANK, SUCCESSOR IN INTEREST BY MERGER
TO ARVEST MORTGAGE COMPANY

By: 

Scot P. Goldsholl
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF ARKANSAS)
) ss.
 COUNTY OF PULASKI)

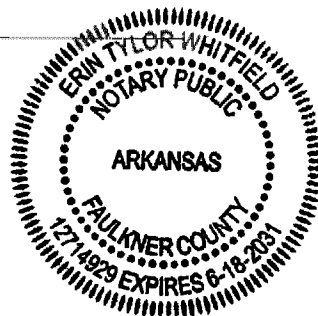
On this 26 day of June, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Scot P. Goldsholl of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company, 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 June, 2025.

My Commission Expires:

6-18-2031

[PLG 25-008090-1]



Erin Tylor Whitfield
 Notary Public, State of Arkansas



CERTIFICATE OF RECORD
 STATE OF ARKANSAS, COUNTY OF CRAWFORD
 I hereby certify that this instrument was
 Filed and Recorded in the Official Records
Doc Num 2025005785
06/27/2025 02:06:31 PM
 SHARON BLOUNT BAKER
 CRAWFORD COUNTY CIRCUIT CLERK
 BY: CINDIE HOOPER