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Doc Num 2025005953

\$165.00

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Filed & Recorded in the Official Records of
SHARON R. JOINT BAKER, CIRCUIT CLERK
BY: CHERILYN MALONE

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-008096-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: ADAM S. BOSTWICK, JOLANA R. BOSTWICK

(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:

Part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 11, Township 9 North, Range 32 West, Crawford County, Arkansas being more particularly described as follows: Beginning at a one-half inch rebar at the Northeast Corner of above said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4); thence South 00 degrees 03 minutes 10 seconds West along the east line of said forty, 341.88 feet to an existing iron pin; thence North 89 degrees 18 minutes 18 seconds West, 67.56 feet to a set railroad spike on the centerline of a county road; thence North 31 degrees 11 minutes

46 seconds West along said centerline of road, 398.71 feet to a set railroad spike on the North line of the above said forty; thence East along said North line, 274.39 feet to the point of beginning

Street Address: 2924 Richmond Way, Van Buren, AR 72956

WHEREAS on February 7, 2022, Adam S Bostwick and Jolana R Bostwick, husband and wife executed a Mortgage in favor of Arvest Bank, which was recorded on **February 7, 2022, as Instrument Number 2022001415**, in the real estate records of Crawford County, Arkansas. The party initiating foreclosure is Arvest Bank 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 July 2, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR ARVEST BANK

By: _____

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

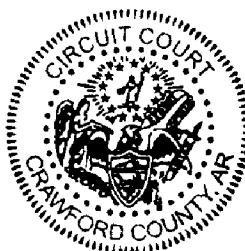
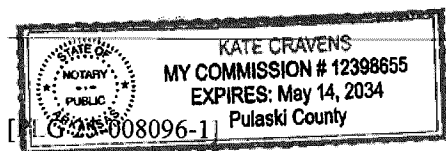
STATE OF ARKANSAS)
) ss.
 COUNTY OF PULASKI)

On this 2nd day of July, 2025, before me, Kate Cravens, 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 Arvest Bank, 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.

2nd IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
 day of July, 2025.

My Commission Expires:

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 2025005953
 07/03/2025 10:01:29 AM
 SHARON BLOUNT BAKER
 CRAWFORD COUNTY CIRCUIT CLERK
 BY: CHERILYN MALONE