

Reserved for recording
purposes ONLY.

File# 2025-00017171

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-003103-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: JASON BENHAM

(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 28, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Washington County Courthouse, 280 North College, Fayetteville, AR 72701** 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 Washington County, Arkansas more particularly described as follows:

**PART OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 35 IN TOWNSHIP
16 NORTH, RANGE 29 WEST, WASHINGTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS, TO WIT: BEGINNING AT A POINT WHICH
IS 269.94 FEET SOUTH AND 107.0 FEET WEST OF THE
NORTHEAST CORNER OF SAID 40 ACRE TRACT, AT A
POINT ON THE WEST RIGHT OF WAY OF AN EXISTING
COUNTY ROAD, AND RUNNING THENCE NORTH 27
DEGREES 01 MINUTES WEST ALONG SAID RIGHT OF**

WAY A DISTANCE OF 182.0 FEET; THENCE WEST 300.06 FEET; THENCE SOUTH 162.14 FEET; THENCE EAST 378.1 FEET TO THE POINT OF BEGINNING, CONTAINING 1.26 ACRES, MORE OR LESS.

Street Address: 1099 Stokenbury Road, Elkins, AR 72727

WHEREAS on January 26, 2006, Jason Benham and Misty Benham, husband and wife executed a Mortgage in favor of Argent Mortgage Company, LLC, which was recorded on **February 2, 2006 as Instrument Number 2006-00004550**, in the real estate records of Washington County, Arkansas. The beneficial interest of said Mortgage has been assigned to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-SEA1, which is the party initiating foreclosure. The party initiating foreclosure is THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SEA1 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 THE BANK OF
NEW YORK MELLON FKA THE BANK OF NEW
YORK, AS INDENTURE TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWABS INC.,
ASSET-BACKED CERTIFICATES, SERIES 2007-
SEA1

By:

Renee Price

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

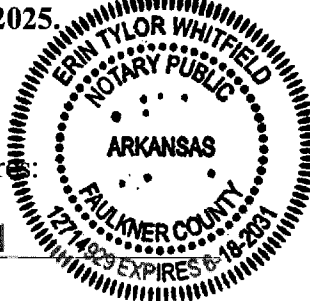
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

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 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS INDENTURE TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SEA1, 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



Erin Tylor Whitfield
Notary Public, State of Arkansas

[PLG 25-003103-1]

Washington County, AR
I certify this instrument was filed on
6/25/2025 10:43:14 AM
and recorded in REAL ESTATE

File# 2025-00017171
Kvle Sylvester - Circuit Clerk

Kvle Sylvester