

MORTGAGEE'S NOTICE OF DE-

FAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROP-

ERTY IF YOU DO NOT TAKE IMME-

DIAE ACTION

NOTICE IS HEREBY GIVEN that on November 18, 2026, at or about 01:00 PM, the subject real property described herein below will be sold at the main entrance of the Jefferson County Courthouse, 101 West Barraque Street, Pine Bluff, AR 71601 to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH. THE DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Jefferson County, Arkansas more particularly described as follows:

Lot Sixteen (16) of Country Village Estates, an Addition to Jefferson County, Arkansas, same being located in the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 36, Township 6 South, Range 10 West of the 5th P.M.

Street Address: 6408 Country Lane, Pine Bluff, AR 71603

WHEREAS on October 29, 1996, David C. Miller and Alice M. Miller, husband and wife executed a Mortgage in favor of Boatmen's National Mortgage, Inc., which was recorded on November 4, 1996 in Book 695, Page 793, in the real estate records of Jefferson County, Arkansas. The beneficial interest of said Mortgage has been assigned to MCLP Asset Company, Inc., which is the party initiating foreclosure. The party initiating foreclosure is MCLP Asset Company, Inc. 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 September 8th, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR

MCLP ASSET COMPANY, INC.

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

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