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Filed For Record
Drew County, AR
Severly Burks, Circuit Clerk
By FB

AUG 12 2025

(AM)1/2/3/4/5/6/7/8/9/10/11/12PM

113834

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-009874-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: LORENA E. ANDRADE
(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 **October 23, 2025, at or about 02:30 PM**, the subject real property described herein below will be sold **at the main entrance of the Drew County Courthouse, 210 South Main, Monticello, AR 71655** 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 Drew County, Arkansas more particularly described as follows:

A parcel of land located in Lots 7 and 8 of Block 245 of the City of Monticello, bounded by a line commencing on the West boundary of said Lot 8 at a point 53 feet South of the Northwest corner, thence run South along the West boundary of said Lots 7 and 8 a distance of 447 feet to Southwest corner of said Lot 7, thence run East along the South boundary of said Lot 7 (which is also the North boundary of College Avenue) a distance of 82.5 feet, thence run North parallel with the West boundaries of said Lots 7 and 8 a distance of 447 feet to a point 53 feet South of the North boundary of said Lot 8, thence run West parallel with the

North boundary of said Lot 8 a distance of 82.5 feet, back to the point of beginning; and

A parcel of land located in Block 245 of the City of Monticello bounded by a line commencing on the West boundary of Lot 8 of said Block 245 at a point 53 feet South of the Northwest corner of said Lot 8, thence run West parallel with the North boundary of Lot 8 a distance of 20 feet, thence run South parallel with the West boundaries of Lots 8 and 7 of said Block 245 a distance of 447 feet to the North boundary of College Avenue, thence run East along the last-mentioned boundary a distance of 20 feet to the Southwest corner of said Lot 7, thence run North along the West boundaries of said Lots 7 and 8 a distance of 447 feet, back to the point of beginning.

Street Address: 238 West College Avenue, Monticello, AR 71655

WHEREAS on October 28, 2022, Lorena E. Andrade, unmarried woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Everett Financial, Inc. dba Supreme Lending, which was recorded on **November 1, 2022 as Instrument Number 107365**, in the real estate records of Drew County, Arkansas. The beneficial interest of said Mortgage has been assigned to Alabama Housing Finance Authority, which is the party initiating foreclosure. The party initiating foreclosure is Alabama Housing Finance Authority and can be contacted at or in care of its servicer initiating foreclosure at: P.O. Box 242828, Montgomery, AL 36124-2928; 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 August 7, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR ALABAMA HOUSING FINANCE AUTHORITY

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 7 day of August, 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 Alabama Housing Finance Authority, 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.

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

My Commission Expires:

6-18-2031

[PLG 25-009874-1]



Erin Tylor Whitfield
Notary Public, State of Arkansas

State of Arkansas
County of Drew

I hereby certify that this instrument was
filed for record and recorded as follows:

DATE 8/12/25 TIME 9:36

INSTRUMENT# 113834

Beverly Burks, Recorder of Drew County
By JB