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eRECORDING

**2025-16568**

Certificate of Record  
GREENWOOD DISTRICT  
SEBASTIAN COUNTY, ARKANSAS  
SHARON BROOKS, CO CLERK & RECORDER  
08/26/2025 09:59:37 AM  
RECORDING FEE 25.00

Pages: 3

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**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 25-010599-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: WALKER W. ENGLISH**  
(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 **November 5, 2025, at or about 12:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Sebastian County Courthouse, 301 East Center Street, Greenwood, AR 72936** 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 Sebastian (Greenwood District) County, Arkansas more particularly described as follows:

**Part of the Northeast Quarter (NE/4) of the Southeast Quarter (SE4) of Section 28, Township 8 North, Range 30 West, Sebastian County, Arkansas, being more particularly described as follows: BEGINNING at a set rebar w/cap marking the Southeast Corner of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4); THENCE along the South Line of said Forty, North 89 degrees 57 minutes 45 seconds West 201.30 feet to an existing iron pin; THENCE leaving said South Line, North 00 degrees 20 minutes 49 seconds East 250.25 feet to an existing rebar; THENCE South 89 degrees 53 minutes 28**

seconds East 202.69 feet to an existing rebar on the East Line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4); THENCE along said East Line South 00 degrees 39 minutes 53 seconds West 250.00 feet to the point of beginning. Subject to Easements, Rights of Way and Covenants of record. Subject to Reservations, Restrictions and Conveyances and Reservations of Oil, Gas and Other Minerals. LESS AND EXCEPT: The North 14.5 feet, being any property contained in the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section 28, Township 8 North, Range 30 West, contained in the following legal description: Part of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) and part of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section 28, Township 8 North, Range 30 West, Sebastian County, Arkansas, more particularly described as follows: COMMENCING at an existing monument being the Southeast Corner of said SE/4 of the SE/4; THENCE North 00 degrees 00 minutes 48 seconds East 1,296.62 feet along the East Line of said SE/4 of the SE/4 to a set iron pin being the point of beginning; THENCE South 89 degrees 20 minutes 35 seconds West 172.00 feet to a set iron pin; THENCE North 89 degrees 20 minutes 35 seconds East 172.00 feet to a point on the East Line of said NE/4 of the SE/4 being a set iron pin; THENCE South 00 degrees 00 minutes 48 seconds West 50.00 feet to the point of beginning. Subject to Easements, Rights of Way and Covenants of record. Subject to Reservations, Restrictions and Conveyances and Reservations of Oil, Gas and Other Minerals.

**Street Address: 1016 Bitticks Street, Lavaca, AR 72941**

WHEREAS on July 22, 2022, Walker W English, a single person executed a Mortgage in favor of Arvest Bank, which was recorded on **July 22, 2022 as Instrument Number 2022-17818**, in the real estate records of Sebastian (Greenwood District) 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 August 25, 2025.

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

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 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 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.

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

My Commission Expires:

6-18-2031



Erin Tylor Whitfield  
Notary Public, State of Arkansas