

Reserved for recording
purposes ONLY.

L202503182

ASHLEY CO. AR FEE \$165.00

PRESENTED & RECORDED

10/07/2025 08:20:11

VICKIE STELL

Circuit Clerk

BY: ARACELI MARTINEZ

DEPUTY CLERK

BK: MS 2025

PG: 2224 - 2226

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-012723-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: TRISTAN HOLLIS

(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 **December 18, 2025, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Ashley County Courthouse, 205 East Jefferson, Hamburg, AR 71646** 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 Ashley County, Arkansas more particularly described as follows:

Beginning at the Southwest corner of Lot 28 of Wilcoxon Addition to the City of Hamburg, Arkansas, as set forth in the Bill of Assurance and Plat Record Book 3, Page 31, as amended in Plat Record Book 3, Page 45, and as further amended in Plat Record Book 3, Page 80, in the Office of the Ashley County Circuit Clerk and Recorder; thence South 175 feet; thence run East 94 feet; thence run North 175 feet; thence run West 94 feet back to the point of beginning; and also beginning at the Southwest corner of Lot 27 of Wilcoxon Addition to the City of Hamburg, Arkansas, as set forth in the Bill of Assurance and

Plat recorded in Plat Record Book 3, Page 31, as amended in Plat Record Book 3, Page 45, and as further amended in Plat Record Book 3, Page 80, in the Office of the Ashley County Circuit Clerk and Recorder; thence South 175 feet; thence run East 47 feet; thence run North 175 feet; thence run West 47 feet back to the point of beginning.

This deed is subject to a permanent right-of-way and easement for ingress and egress to all other parcels lying immediately South of and adjacent to Lots 15 through 25 of Wilcoxon Addition to the City of Hamburg, said easement being 40 feet in width described as beginning 135 feet South of the Southwest Corner of Lot 28 of Wilcoxon Addition; thence running South 40 feet; thence running East 282 feet; thence running North 40 feet; thence running West 282 feet, back to the point of beginning; said easement to run with the land, perpetually.

Street Address: 705 South Cherry Street, Hamburg, AR 71646

WHEREAS on March 12, 2021, Tristan Hollis, unmarried man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Simmons Bank, which was recorded on **March 16, 2021 in Book MR2021, Page 1321 and Instrument Number L202100734**, in the real estate records of Ashley 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 October 6, 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)

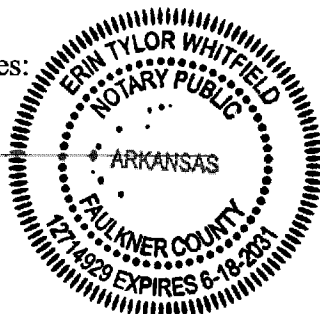
On this 6 day of October, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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.

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

My Commission Expires:

6-18-2031

[PLG 25-012723-1]



Erin Tylor Whitfield
Notary Public, State of Arkansas