

Reserved for recording
purposes ONLY.

202506099
Date: 10/31/2025 08:35 AM
Certificate of Record
State of Arkansas, County of Cleburne
HEATHER SMITH, CIRCUIT CLERK
Filed and Recorded in Cleburne County
Fees: 25.00
ER

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-014905-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: HEATH BOLTON, WENDY DICK
(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 **January 12, 2026, at or about 02:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Cleburne County Courthouse, 301 West Main St, Heber Springs, AR 72543** 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 Cleburne County, Arkansas more particularly described as follows:

Being a fractional part of the Northeast Quarter of the Northeast Quarter, being more particularly described as follows: Starting at the NW Corner of the NE 1/4 NE 1/4; Thence S 01 degree 38 minutes 36 seconds W a distance of 1009.8 feet to the Point of Beginning; Thence S 88 degrees 30 minutes 06 seconds E a distance of 149.13 feet to a point; Thence S 01 degree 38 minutes 36 seconds W a distance of 145.0 feet to a point; thence N 88 degrees 30 minutes 06 seconds W a distance of 149.13 feet to a point; Thence N 01 degree 38 minutes 36 seconds E a distance of 145.0 feet to the Point of Beginning, in Section

**Thirty-One (31), Township Eleven (11) North, Range Nine (9)
West of the Fifth Principal Meridian in Cleburne County,
Arkansas, containing 0.50 acre, more or less.**

Street Address: 24 Smith Road, Tumbling Shoals, AR 72581

WHEREAS on April 19, 2024, Wendy Dick, a single person, and Heath Bolton, a single person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Security Bank, which was recorded on **April 26, 2024, as Instrument Number 202402185**, in the real estate records of Cleburne 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 30, 2025.

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

By: _____

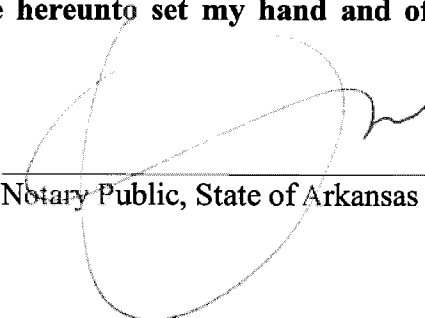

Scot P. Goldsholl
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 30th day of October, 2025, before me, Kate Cravens, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Scot P. Goldsholl 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.

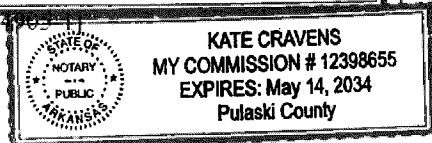
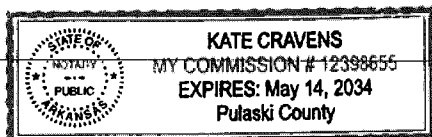
30th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of October, 2025.

My Commission Expires:



Notary Public, State of Arkansas

[PLG 25-014905-1]



Certificate of Record

State of Arkansas, County of Cleburne

**I hereby certify that this instrument was
Filed and Recorded in the Official Records**

Document Number: 202506099

Recorded Date and Time: 10/31/2025 8:35 AM

Heather Smith, Circuit Clerk

Cleburne, AR

