



DocId:8065865

Tx:4042981

Reserved for recording purposes ONLY.

2026R-00691
02/02/2026 10:40 AM
JEFFERSON COUNTY AR
FLORA COOK-BISHOP, CIRCUIT CLERK
RECORDING FEE 40.00
NOTICE OF DEFAULT 140.00

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-006402-2

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: BELSHAZER DARROUGH, HELEN M. DARROUGH
(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 **April 8, 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 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 Jefferson County, Arkansas more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 21, Township 6 South, Range 8 West, running thence North 89 degrees 56 minutes 20 seconds East along the North line of the said NW 1/4 SW 1/4, a distance of 95.20 feet to the East Right-of-Way (ROW) of U.S. Highway No. 425 for a Point of Beginning; thence containing North 89 degrees 56 minutes 20 seconds East along said North line 567.24 feet; thence South 00 degrees 31 minutes 45 seconds East 165.0 feet; thence South 89 degrees 56 minutes 20 seconds West 360.73 feet; thence North 00 degrees 25 minutes 42 seconds West 15.0 feet; thence

South 89 degrees 56 minutes 20 seconds West 210.93 feet to the said East Right-of-Way; thence North 1 degree 09 minutes 01 second East along the said East Right-of-Way a distance of 150.03 feet to the Point of Beginning, containing 2.09 acres, more or less.

Street Address: 401 Highway 425, Pine Bluff, AR 71601

WHEREAS on April 7, 2017, Belshazer Darrough and Helen M. Darrough, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for NTFN, Inc., which was recorded on **April 11, 2017 in Book 1436, Page 016, and modified in Instrument Number 2025R-04345** in the real estate records of Jefferson County, Arkansas. The beneficial interest of said Mortgage has been assigned to Servbank, N.A., which is the party initiating foreclosure. The party initiating foreclosure is SERVBANK, N.A. and can be contacted at or in care of its servicer initiating foreclosure at: 3138 E. Elwood St. Phoenix, AZ 85034; 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 North McKinley, Ste 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 January 22, 2026.

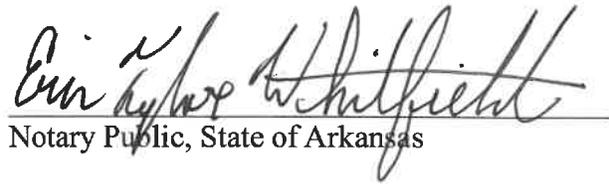
TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR SERVBANK, N.A.

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 22 day of January, 2026, 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 SERVBANK, N.A., 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.

22 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of January, 2026.


Notary Public, State of Arkansas

My Commission Expires:
6-18-2031

[PLG 25-006402-2]

