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purposes ONLY.

ELECTRONIC RECORDING
2026R-001927
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
02/02/2026 08:03:16 AM
RECORDING FEE: 165.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-000019-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: COURTNEY DRUMMOND
(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 7, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Craighead County Courthouse, 511 South Main Street, Jonesboro, AR 72401** 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 Craighead (Jonesboro - Western District) County, Arkansas more particularly described as follows:

**THAT PART OF THE NORTH HALF OF THE
NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 15
NORTH, RANGE 5 EAST, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID
TRACT; RUN THENCE SOUTH 89 DEGREES 30 MINUTES
EAST 1238.5 FEET TO THE TRUE POINT OF BEGINNING;
RUN THENCE SOUTH 00 DEGREES 34 MINUTES EAST,
232.0 FEET; RUN THENCE SOUTH 89 DEGREES 18
MINUTES EAST, 97.9 FEET; RUN THENCE NORTH 50
DEGREES 58 MINUTES EAST, 55.0 FEET; RUN THENCE**

**NORTH 11 DEGREES 17 MINUTES EAST, 200.8 FEET;
RUN THENCE NORTH 89 DEGREES 30 MINUTES
WEST, 182.3 FEET TO THE POINT OF BEGINNING,
CONTAINING 0.83 ACRES MORE OR LESS. SUBJECT TO
THE USE OF CRAIGHEAD 960 ROAD ALONG THE
NORTH SIDE THEREOF.**

Street Address: 2508 County Road 960, Brookland, AR 72417

WHEREAS on June 21, 2022, Courtney Drummond, an unmarried individual executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for DAS Acquisition Company, LLC, which was recorded on **June 22, 2022, as Instrument Number 2022R-013831**, in the real estate records of Craighead (Jonesboro - Western District) 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 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.

