

**2026003142**  
PULASKI CO. AR FEE \$25.00  
PRESENTED  
1/14/2026 3:02:30 PM  
RECORDED  
01/15/2026 01:02:38 PM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: NICOLE TUCKER  
DEPUTY RECORDER

Reserved for recording  
purposes ONLY.



**THIS FORM PREPARED BY:**  
**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 25-013792-4

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: PATRICK CALESTINI**  
(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 **March 30, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201** 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 Pulaski County, Arkansas more particularly described as follows:

**Part of Block 91, of John L. Atkins School Subdivision and part of Lot "M", Re-Plat of the South 150 feet of Block 91 of John L. Atkins School Subdivision, of part of Spanish Grant No. 2431 and part of Section 32, Township 2 North, Range 11 West, to the City of North Little Rock, Pulaski County, Arkansas, described as follows: beginning at a point on the East line of Block 91, which 195.0 feet Southerly from the NE corner of said Block; thence Southerly along said East line, 58.0 feet to a point 97 feet Northerly along said East line from the SE corner thereof; thence Southwesterly to a point on a point on the West line of said Block 91, which is 10.0 feet Northerly**

**from the SW Corner thereof; thence Northerly along said West line, 136.5 feet to a point 203.5 feet Southerly from the NW corner of said Block; thence in an Easterly direction to the point of beginning.**

**Street Address: 99 Water Street, North Little Rock, AR 72117**

WHEREAS on November 3, 2022, Patrick Calestini and Angelica Calestini, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Eagle Bank & Trust Company, which was recorded on **December 6, 2022 as Instrument Number 2022081051**, in the real estate records of Pulaski 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.

WITNESS my hand this January 14, 2026.

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 14 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 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.

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

*Erin Tylor Whitfield*  
Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

[PLG 25-013792-4]

