

Reserved for recording
purposes ONLY.

CERTIFICATE OF RECORD

2026R-00008

Filed: 01/05/2026 08:31 AM

Clark County, Arkansas
BRIAN S. DANIEL, Circuit Clerk
ER

PAGES: 3

REC FEE: 165.00

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-017303-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **JOHN D. PRINCE, REBECCA PRINCE**
(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 10, 2026, at or about 02:30 PM**, the subject real property described herein will be sold at the **main entrance of the Clark County Courthouse, 401 Clay St # 2, Arkadelphia, AR 71923** 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 Clark County, Arkansas more particularly described as follows:

All that portion of the SW 1/4 SW 1/4 of Section 27, Township 5 South, Range 23 West, Clark County, Arkansas, described as follows: Beginning at the Northwest corner of said SW 1/4 SW 1/4; thence along North line thereof South 89 degrees 13 minutes East 526.19 feet to centerline of State Highway No. 182; thence along said centerline South 14 degrees 10 minutes 32 seconds East 130.84 feet to the beginning of a 400 foot radius curve to the right; thence along said curve through a central angle 19 degrees 03 minutes 38 seconds arc distance of 133.07 feet (chord bears South 04 degrees 38 minutes 43

seconds East 132.45 feet); thence South 04 degrees 53 minutes 06 seconds West 136.68 feet; thence leaving said centerline North 89 degrees 14 minutes 47 seconds West 571.87 feet to West line of said SW 1/4 SW 1/4 marked with 1/2 inch rebar and cap PS902; thence with a fence North 02 degrees 06 minutes 39 seconds East 395.0 feet to the Point of Beginning.

Street Address: 519 North Main Street, Amity, AR 71921

WHEREAS on June 12, 2017, John D. Prince and wife, Rebecca Prince executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Primary Residential Mortgage, Inc., its successors and assigns, which was recorded on **June 19, 2017 as Instrument Number 2017R-01801, and modified in Instrument Number 2022R-03975** in the real estate records of Clark County, Arkansas. The beneficial interest of said Mortgage has been assigned to Allied First Bank, SB DBA Servbank. 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 21, 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 2 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.

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

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
Notary Public, State of Arkansas

[PLG 25-017303-1]

