

Reserved for recording  
purposes ONLY.

**L202600219**  
BENTON CO. AR FEE \$165.00  
PRESENTED & E-RECORDED  
01/02/2026 03:49:59 PM  
BRENDA DESHIELDS  
Circuit Clerk & Recorder

---

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 25-017309-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: JOE A. BURBA, LINDA S. BURBA**  
(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 17, 2026, at or about 09:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Benton County Courthouse, 102 Northeast A Street, Bentonville, AR 72712** 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 Benton County, Arkansas more particularly described as follows:

**The North 1/2 of the West 3/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 18 North, Range 29 West, Benton County, Arkansas, subject to all public and private roads and easements. Less and Except: A part of the North 1/2 of the SW 1/4 of the SW 1/4 of Section 19, Township 18 North, Range 29 West, in Benton County, Arkansas, being more particularly described as follows: Beginning at a found cotton picker spindle marking the NW corner of said SW 1/4 of the SW 1/4; thence South 88 degrees 06 minutes 23 seconds East 1001.83 feet along the North line of said SW 1/4 of the SW 1/4 to a**

**found iron pin with a plastic cap set in concrete marking the NW corner of Silverstone Subdivision Phase I; thence South 03 degrees 22 minutes 12 seconds West 663.68 feet along the West line of Silverstone Subdivision Phase I to a point on the South line of said North 1/2 of the SW 1/4 of the SW 1/4 as shown on Survey Plat Record 4-218; thence along said South line, North 87 degrees 53 minutes 50 seconds West 684.96 feet; thence leaving the South line of said North 1/2 of the SW 1/4 of the SW 1/4, North 02 degrees 20 minutes 50 seconds East 265.00 feet; thence North 87 degrees 53 minutes 50 seconds West 305 feet to a point on the West line of said SW 1/4 of the SW 1/4; thence North 02 degrees 20 minutes 50 seconds East 394.87 feet to the Point of Beginning. Subject to the right of way of North Jefferson Street along the West side thereof and any other easements and/or rights of way of record or fact.**

**Street Address: 3125 Jefferson Street, Bethel Heights, AR 72764**

WHEREAS on May 10, 2017, Joe A. Burba and Linda S. Burba, husband and wife, as joint tenants executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Fairway Independent Mortgage Corporation, which was recorded on **May 16, 2017 in Book 2017, Page 98925**, in the real estate records of Benton County, Arkansas. The party initiating foreclosure is TH MSR Holdings LLC and can be contacted at or in care of its servicer initiating foreclosure at: RoundPoint Mortgage Servicing LLC, 446 Wrenplace Rd., Fort Mill, SC 29715, at Telephone Number (877) 426-8805; 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 2, 2026.

TIMOTHY D. PADGETT, P.A.  
SUBSTITUTE TRUSTEE FOR TH MSR HOLDINGS LLC

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 TH MSR Holdings LLC, 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.

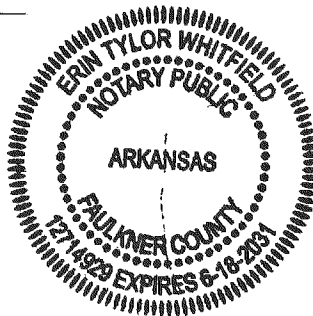
2 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of January, 2026.

My Commission Expires:

6-18-2031

Erin Tylor Whitfield  
Notary Public, State of Arkansas

[PLG 25-017309-1]





CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF BENTON  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
in Doc Num **L202600219**  
**01/02/2026 03:49:59 PM**  
Brenda DeShields  
BENTON COUNTY Circuit Clerk & Recorder