



Reserved for recording  
purposes ONLY.

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**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 25-018104-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: FABRICIO DURAN**  
(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 25, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Pope County Courthouse, 100 West Main, Russellville, AR 72801** 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 Pope County, Arkansas more particularly described as follows:

**The land referred to herein below is situated in the City of Russellville, County of Pope, State of Arkansas, and is described as follows:**

**All of Lot Eight (8); Lot Seven (7), less and except a part described as beginning at the Northeast Corner of said Lot 7; thence South 41.7 feet; thence North 83 degrees 20 minutes West 143.7 feet; thence North 06 degrees 16 minutes East 29.7 feet to the NW Corner of said Lot 7; Thence South 88 degrees 08 minutes East 139.5 feet to the Point of Beginning; All being**

**in the Peal E. Martin Property to the City of Russellville, Arkansas. Less and Except: The North 88 feet of Lot 6; A part of Lot 7 described as beginning at the NE Corner of said Lot 7; thence South, 53.7 feet; Thence North 83 degrees 20 minutes West, 143.7 feet; thence North 06 degrees 16 minutes East, 41.8 feet; thence South 88 degrees 08 minutes East, 138.2 feet to the Point of Beginning; All being in Pearl E. Martin Property to the City of Russellville, Arkansas as per record Book 9-T, Page 123.**

**Parcel ID: 854-90008-000R**

**This being the same property conveyed to Fabricio Duran and Karen Duran, husband and wife from David A. Harrington and Gayla M. Harrington, husband and wife, in a deed dated September 02, 1997 and recorded September 03, 1997 in Deed Book 281, Page 426. Fabricio Duran and Karen Duran were continuously married. Karen Duran left this life on August 12, 2018 in Little Rock, AR. Title no vests solely in Fabricio Duran**

**Street Address: 314 South Waco Avenue, Russellville, AR 72801**

WHEREAS on March 25, 2019, Fabricio Duran, unmarried executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Amerisave Mortgage Corporation, which was recorded on **April 2, 2019 as Instrument Number 2019-02504**, in the real estate records of Pope County, Arkansas. The beneficial interest of said Mortgage has been assigned to Wintrust Mortgage, A division of Barrington Bank and Trust Co., N.A., which is the party initiating foreclosure. The party initiating foreclosure is Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; 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

