

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 24-002248-3

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: KENDRA D SHARPE, MICHAEL R SHARPE
(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 **July 7, 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 Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.* 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:

**PART OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 20
NORTH, RANGE 29 WEST, BENTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED**

AS FOLLOWS: COMMENCING AT AN EXISTING RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE ALONG THE SOUTH LINE OF SAID FORTY, NORTH 88 DEGREES 56 MINUTES 14 SECONDS WEST 947.89 FEET TO AN EXISTING REBAR, THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST 182.11 FEET TO AN EXISTING REBAR, THENCE SOUTH 88 DEGREES 56 MINUTES 14 SECONDS EAST 28.55 FEET TO A SET REBAR, THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS EAST 19.94 FEET TO A SET REBAR ON THE NORTH RIGHT-OF-WAY LINE OF AN EXISING ROAD AND UTILITY EASEMENT AND THE POINT OF BEGINNING: THENCE NORTH 00 DEGREES 02 MINUTES 59 SECONDS EAST 310.75 FEET TO A SET REBAR, THENCE NORTH 89 DEGREES 52 MINUTES 56 SECONDS EAST 518.99 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE ALONG SAID EAST LINE, SOUTH 239.78 FEET TO AN EXISTING REBAR ON THE NORTH RIGHT-OF-WAY LINE OF AN EXISTING 30.00 FOOT ROAD AND UTLITY EASEMENT, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES; NORTH 86 DEGREES 35 MINUTES 58 SECONDS WEST 223.91 FEET TO AN EXISTING REBAR, NORTH 88 DEGREES 27 MINUTES 48 SECONDS WEST 50.22 FEET TO AN EXISTING REBAR, SOUTH 72 DEGREES 32 MINUTES 47 SECONDS WEST 84.31 FEET TO AN EXISTING REBAR, SOUTH 75 DEGREES 54 MINUTES 15 SECONDS WEST 136.18 FEET TO AN EXISTING REBAR, SOUTH 75 DEGREES 49 MINUTES 22 SECONDS WEST 34.07 FEET TO THE POINT OF BEGINNING

Street Address: 12637 North Old Wire Road, Rogers, AR 72756

WHEREAS on May 12, 2008, Michael R. Sharpe and Kendra D. Sharpe, husband and wife executed a Mortgage in favor of Arvest Mortgage Company, which was recorded on **May 14, 2008 in Book 2008, Page 85332, and modified in Book 2011, Page 3841, and in Book 2015, Page 75889** in the real estate records of Benton County, Arkansas. The party initiating foreclosure is Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company and can be contacted at or in care of its servicer initiating foreclosure at: Arvest Bank, 801 John Barrow, Suite 1, Little Rock, AR 72205, at Telephone Number 501-716-3894; 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 April 20, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR ARVEST BANK, SUCCESSOR IN INTEREST BY MERGER
TO ARVEST MORTGAGE COMPANY

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 20 day of April, 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 Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company, 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.

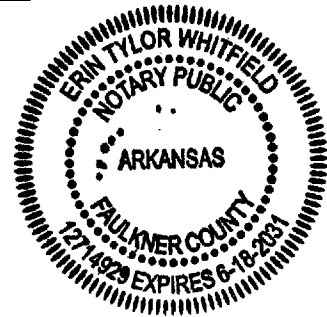
20 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of April, 2026.

Erin Tylor Whitfield

Notary Public, State of Arkansas

My Commission Expires:
6-18-2031

[PLG 24-002248-3]





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 L202622125**
04/21/2026 11:29:07 AM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder