

Reserved for recording  
purposes ONLY.

**2026R-001361**

**FILED**

**FOR RECORD  
FRANKLIN COUNTY CIRCUIT CLERK**

**RECORDED ON:  
06/01/2026 08:32:04 AM**

**DISTRICT: OZARK**

**JANICE KING  
CLERK & EX-OFFICIO RECORDER  
BY: RIOKING**

---

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 25-013465-2**

**Grantor: TIMOTHY D. PADGETT, P.A.  
Grantee: MIKE DINGMAN  
(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 **August 13, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Franklin County Courthouse, 211 West Commercial, Ozark, AR 72949** 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 Franklin (Ozark District) County, Arkansas more particularly described as follows:

**Part of the NE 1/4 of the SW 1/4 of Section 24, Township 9 North, Range 26 West, more particularly described as follows: Beginning at the NE Corner of the said NE 1/4 of the SW 1/4 of said section, township and range, running thence West 420.0 feet, thence South 420.0 feet, thence East 420.0 feet; thence North 420.0 feet to the point of beginning.**

**Being the same property conveyed from Ava N. Curtiss and Donna Horswell, Co-Administrators of the Estate of Chester Neal Woolsey to Mike Dingman by deed recorded March 01,**

**2007, in Book 64-446 in the registrar`s office of Franklin County.**

**Street Address: 9729 Wandering Way, Altus, AR 72821**

WHEREAS on March 18, 2008, Mike Dingman & Betty Dingman, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for AFS Financial, Inc., which was recorded on **March 26, 2008 in Book 85, Page 344**, in the real estate records of Franklin (Ozark District) County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, which is the party initiating foreclosure. The party initiating foreclosure is U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST and can be contacted at or in care of its servicer initiating foreclosure at: Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019 at Telephone Number (877) 768-3759  
; 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.

