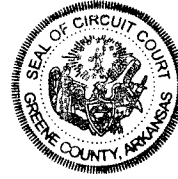


Reserved for recording
purposes ONLY.



2026002465
GREENE CO. AR FEE \$165.00
PRESENTED & RECORDED
04/14/2026 08:31:45
LESA GRAMLING
CIRCUIT CLERK
BY: VALERIE SMITH
DEPUTY CLERK

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-016806-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: DAVID B. KNOWLTON
(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 **June 18, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Greene County Courthouse, 320 West Court Street, Paragould, AR 72450** 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 Greene County, Arkansas more particularly described as follows:

**THAT PART OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 17
NORTH, RANGE 5 EAST, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID**

NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, RUN THENCE EAST 339.0 FEET, RUN THENCE NORTH 0 DEGREES 45 MINUTES WEST 25.0 FEET TO THE TRUE POINT OF BEGINNING, RUN THENCE NORTH 0 DEGREES 45 MINUTES WEST 80.0 FEET, RUN THENCE WEST 63.95 FEET, RUN THENCE SOUTH 80 FEET, RUN THENCE EAST 65 FEET TO THE TRUE POINT OF BEGINNING, AND BEING ALSO DESCRIBED AS LOT 1 OF LAKE PARK VILLAGE TO THE CITY OF PARAGOULD, ARKANSAS.

Street Address: 2907 Reynolds Park Road, Paragould, AR 72450

WHEREAS on July 29, 2022, David B Knowlton and Heidi Knowlton, His wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Solutions of Colorado, LLC, its successors and assigns, which was recorded on **August 2, 2022 as Instrument Number 2022006125**, in the real estate records of Greene County, Arkansas. The beneficial interest of said Mortgage has been assigned to Mortgage Solutions of Colorado, LLC, D.B.A Mortgage Solutions FIN, which is the party initiating foreclosure. The party initiating foreclosure is MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL and can be contacted at or in care of its servicer initiating foreclosure at: Mortgage Solutions Financial of Colorado, LLC d/b/a Mortgage Solutions Financial, 7450 Campus Drive suite 200, Colorado Springs, CO 80920, at Telephone Number (866) 204-1023 ; 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.

