

Gail Wolfenbarger
Recorder of Hempstead County, Arkansas



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 25-017240-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: EDDIE HAZAEL DUENAS
(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 **April 21, 2026, at or about 11:30 AM**, the subject real property described herein below will be sold **at the main entrance to the Hempstead County Courthouse, 200 E. Third St, Hope, AR 71801** 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 Hempstead County, Arkansas more particularly described as follows:

**Lot Sixteen (16) and the North 45 00 feet of Lot Seventeen (17),
Tract A, Revised Plat of Holcomb's Survey to the City of Hope,
Hempstead County, Arkansas, and the West Half of an alley
directly East of said lots.**

Street Address: 411 Moses Street, Hope, AR 71801

WHEREAS on March 22, 2021, Eddie Hazael Duenas, a single man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for SWBC Mortgage Corp., which was recorded on **March 24, 2021 as Instrument Number 20210688**, in the real estate records of Hempstead County, Arkansas. The beneficial interest of said Mortgage has been assigned to SWBC Mortgage Corporation, its successors and assigns, which is the party initiating foreclosure. The party initiating foreclosure is SWBC Mortgage Corporation and can be contacted at or in care of its servicer initiating foreclosure at: 425 Phillips Blvd, Ewing, NJ 08618; 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 28, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR SWBC MORTGAGE CORPORATION

By: _____



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 28 day of January, 2026, before me, Erin Tylor Whitfield, 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 SWBC Mortgage Corporation, 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.

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

Erin Tylor Whitfield

Notary Public, State of Arkansas

My Commission Expires:
6-18-2031

[PLG 25-017240-1]

