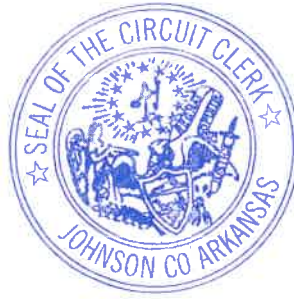


Reserved for recording
purposes ONLY.



L202600942

JOHNSON CO, AR FEE \$40.00

PRESENTED: 03-04-2026 01:35:12 PM

RECORDED: 03-04-2026 01:35:12 PM

MONICA KING

CIRCUIT CLERK

BY: ANNA GILMER

DEPUTY CLERK

BK: 1 2026004

PG: 477-479

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 26-000039-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: BENJAMIN MCCABE

(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 **May 11, 2026, at or about 09:30 AM**, the subject real property described herein below will be sold **at the main entrance of the Johnson County Courthouse, 215 West Main Street, Clarksville, AR 72830** 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 Johnson County, Arkansas more particularly described as follows:

**THE SOUTH HALF (S/2) OF LOT 18, OF THE WHITTLES
SUB-DIVISION OF COAL HILL AND BEING A PART OF
THE NORTHWEST QUARTER (NW/4) OF THE
SOUTHWEST QUARTER (SW/4) OF SECTION 16,
TOWNSHIP 9 NORTH, RANGE 25 WEST, JOHNSON
COUNTY, ARKANSAS MORE PARTICULARLY
DESCRIBED AS FOLLOWS: BEGINNING AT THE
SOUTHEAST CORNER OF SAID LOT 18, THENCE
NORTH - 104.50 FEET, THENCE SOUTH 89 DEGREES 08
MINUTES 26 SECONDS WEST - 209.00 FEET, THENCE**

**SOUTH - 104.50 FEET, THENCE NORTH 89 DEGREES 08
MINUTES 26 SECONDS EAST - 209.00 FEET TO THE
POINT OF BEGINNING.**

Street Address: 209 North 6th Street, Coal Hill, AR 72832

WHEREAS on April 7, 2023, BENJAMIN MCCABE, AN UNMARRIED MAN executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for New American Funding, LLC, which was recorded on **April 12, 2023 in Book 1 2023006, Page 101 and Instrument Number L202301363, and re-recorded on May 12, 2023 in Book 1 2023007, Page 681 and Instrument Number L202301807**, in the real estate records of Johnson County, Arkansas. The party initiating foreclosure is New American Funding, LLC and can be contacted at or in care of its servicer initiating foreclosure at: New American Funding, 8201 North FM 620, Suite 120, Austin, TX 78726, at Telephone Number 800-450-2010 Ext. 7100; 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 February 27, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR NEW AMERICAN FUNDING, LLC


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 27 day of February, 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 New American Funding, LLC, 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.

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


Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

[PLG 26-000039-1]



CERTIFICATE OF RECORD

STATE OF ARKANSAS
COUNTY OF JOHNSON
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED AND RECORDED IN THE OFFICIAL RECORDS
IN BOOK 1204 PAGE 477-479
DATE 3-4-26 TIME 1:35 pm
JOHNSON COUNTY CIRCUIT CLERK
BY a. Gilmer 