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I hereby certify that this instrument was filed for record  
Recording Date: 05/21/2026 09:49:07 AM  
Series: MTG Book: R-25 Page: 171  
*Debbie Wise*  
Debbie Wise, Circuit Clerk & Recorder, Randolph County, Arkansas  
By: *Makayla Mamuli*  
3 Page(s)  
NODE 202601303

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 26-000074-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: BRANDON DOUGLAS**  
(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 28, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold at the **Main Entrance to the Randolph County Courthouse, 107 West Broadway, Pocahontas, AR 72455** 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 Randolph County, Arkansas more particularly described as follows:

**Part of the SE 1/4 of the NW 1/4 of Section 21, Township 19 North, Range 1 East, described as beginning at a point of the continuation of the West line of Lot 8 in Block 1 of the Oakland Park Addition to the City of Pocahontas, Arkansas, 30 feet North of the Northwest corner of said lot; thence continue North along said line to the South Right of Way line of Arkansas Highway 90; thence in an Easterly direction along the South line of said Highway to a point due North of the Northeast corner of said Lot 8 aforesaid; thence South to a point 30 feet North of the Northeast corner of said Lot 8,**

**thence West to the point of beginning, and it being intended to convey all the land described in Warranty Deed from J.N. Pratt and wife, dated July 22, 1941 as recorded in Deed Record Book 73 at page 544 of the records of said County, which lies North of the North line of the property conveyed by Glenburn Throgmorton and Evelyn Throgmorton, his wife to C.E. Olvey and wife, by deed dated February 22, 1973. Less and Except: Part of the SE 1/4 of the NW 1/4 of Section 21, Township 19 North, Range 1 East, described as beginning at a point on the continuation of the West line of Lot 8 in Block 1 of the Oakland Park Addition to the City of Pocahontas, Arkansas, 30 feet North of the Northwest corner of said Lot; thence continue North along said line to the South Right of Way line of Arkansas Highway 90; thence in an Easterly direction along the South line of said Highway, 99 feet; thence South to a point 30 feet North of the North line of said Lot 8 and 99 feet East of the point of beginning; thence West 99 feet to the point of beginning.**

**Street Address: 2301 North Thomasville Avenue, Pocahontas, AR 72455**

WHEREAS on June 3, 2021, Brandon Douglas, a married person, and Destiny Douglas executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for DAS Acquisition Company, LLC., which was recorded on **June 4, 2021 in Book J-22, Page 323**, in the real estate records of Randolph County, Arkansas. The party initiating foreclosure is Alabama Housing Finance Authority and can be contacted at or in care of its servicer initiating foreclosure at: P.O. Box 242828, Montgomery, AL 36124-2928; 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.

