

Reserved for recording
purposes ONLY.

2026R-01891
Recorded in District: NORTHERN
06/05/2026 11:01 AM
APRIL HICE, CIRCUIT CLERK
LOGAN COUNTY ARKANSAS
BY: ALEXIS D.C.
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-003948-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: KOLTON JONES
(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 17, 2026, at or about 11:30 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Logan County Courthouse, 25 West Walnut, Paris, AR 72855** 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 Logan (Northern - Paris District) County, Arkansas more particularly described as follows:

Approximately 0.17 acre of the SW 1/4 NE 1/4 (Containing all of Lots 1 and 2 and part of Lot 3, of Block "M", of the R.D. Waddill Addition), and approximately 0.39 acre of the SE 1/4 NE 1/4, all in Section 11, T-7-N, R-26-W, in the City of Paris, in Logan County, Arkansas, being more particularly described as follows and as shown on survey plat surveyed by Cornerstone Land Surveying on 12-13-00, For Darrell and Evelyn Orr, Job #00-281: Commencing at a found "X" chiseled in concrete for the NW Corner of said SE 1/4 NE 1/4, Thence along the West line thereof South 00 degrees 03 minutes 26 seconds East

549.52 feet to the point of beginning, thence North 89 degrees 56 minutes 34 seconds East 123.69 feet to found wooden fence corner post, thence South 00 degrees 03 minutes 26 seconds East 138.48 feet to a set iron pin on the approximate North right of way line of Academy Street, thence along said right of way line North 89 degrees 55 minutes 23 seconds West 176.24 feet to a found iron pipe (which is the SW corner of said Block "M"), thence along the West line of said Block "M" North 00 degrees 10 minutes 28 seconds East 138.26 feet to a found iron pin, thence South 89 degrees 50 minutes 44 seconds East 51.99 feet to the point of beginning, containing 0.56 acre more or less. Subject to any easements or rights of way of record and as the same now exists.

Street Address: 215 South 5th Street, Paris, AR 72855

WHEREAS on October 10, 2023, Kolton Jones and Lauren Jones, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cadence Bank, which was recorded on **October 11, 2023 as Instrument Number 2023R-00007643**, in the real estate records of Logan (Northern - Paris District) County, Arkansas. The beneficial interest of said Mortgage has been assigned to Alabama Housing Finance Authority, which is the party initiating foreclosure. 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.

