

Reserved for recording
purposes ONLY.



L202601300

JOHNSON CO, AR FEE \$25.00

PRESENTED: 03-25-2026 01:44:56 PM

RECORDED: 03-25-2026 01:44:56 PM

MONICA KING

CIRCUIT CLERK

BY: NAKESHIA BRAMLETT
DEPUTY CLERK

BK: 1 2026005

PG: 831-833

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 26-003960-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: ELYSE HAMMON MAAG,

(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 1, 2026, at or about 11:00 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 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 Johnson County, Arkansas more particularly described as follows:

**THE SOUTH HALF OF THE SOUTH HALF OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER (S/2 S/2 SW/4 SW/4) OF SECTION THIRTY-
TWO (32), TOWNSHIP TWELVE (12) NORTH, RANGE**

**TWENTY-FOUR (24) WEST, JOHNSON COUNTY,
ARKANSAS, CONTAINING TEN (10) ACRE MORE OR
LESS.**

Street Address: 1763 County Road 4290, Ozone, AR 72854

WHEREAS on December 10, 2010, Elyse Hammon Maag and Philip Maag, wife and husband executed a Mortgage in favor of Arvest Mortgage Company, which was recorded on **December 15, 2010, in Book 2010022, Page 888**, in the real estate records of Johnson County, Arkansas. The party initiating foreclosure is Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company and can be contacted at or in care of its servicer initiating foreclosure at: Arvest Bank, 801 John Barrow, Suite 1, Little Rock, AR 72205, at Telephone Number 501-716-3894; 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 March 23, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR ARVEST BANK, SUCCESSOR IN INTEREST BY MERGER
TO ARVEST MORTGAGE COMPANY

By: _____

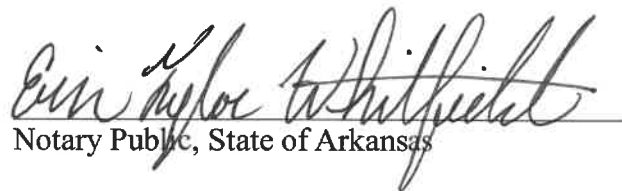


Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 23 day of March, 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 Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company, 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.

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


Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

[PLG 26-003960-1]



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 1-26-5 PAGE 831-833
DATE 3-25-26 TIME 1:44pm
JOHNSON COUNTY CIRCUIT CLERK
BY D. Blitt

