

Reserved for recording
purposes ONLY.

Book 4860 Page 0867

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
04/09/2026 8:29AM

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-004939-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: MAURICE J. SCHWARZ
(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 10, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901** 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 Garland County, Arkansas more particularly described as follows:

All of Lot 7, Block 5 of Morrison and Belding Addition, Less and Except that part heretofore sold to J.F. Gullett by Deed Dated August 27, 1921 and recorded in Volume 129, Page 384 of the Records of Deeds and Mortgages of Garland County,

**Arkansas, said part being sold described as follows:
Commencing at the Northeast corner of Lot 7, run thence West
on the North line thereof for a distance of 75 feet, thence South
on a line parallel to Francis Street 50 feet to the South line of
said Lot; thence East on the South line of said Lot 75 feet to the
Southeast Corner of said Lot; thence North along the West line
of Francis Street 50 feet to the Place of Beginning.**

Street Address: 428 Alcorn Street, Hot Springs, AR 71901

WHEREAS on March 23, 2022, Maurice J. Schwarz and Alexis Schwarz, husband and wife executed a Mortgage in favor of Arvest Bank, which was recorded on **March 29, 2022, in Book 4427, Page 0406**, in the real estate records of Garland County, Arkansas. The party initiating foreclosure is Arvest Bank 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 April 8, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR ARVEST BANK

By: _____

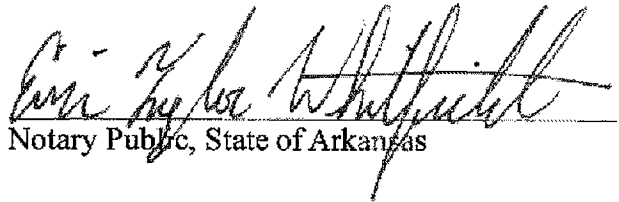
Renee Price

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 8 day of April, 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, 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.

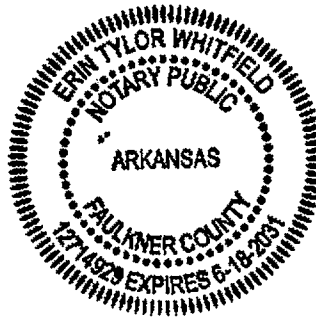
8 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of April, 2026.


Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

[PLG 26-004939-1]



Trans: 410857
Total Fees: \$165.00

Garland County, AR
I certify this instrument was Electronically filed
on 04/09/2026 8:29AM
in DEED Book 4860 Pages 0867 - 0870
Kristie Womble-Hughes - Circuit Clerk