

2026R-002143

MORTGAGES

FILED: 05/28/2026 12:39 PM

CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

BY: LISA ONEAL D.C.

PAGES: 3

Reserved for recording
purposes ONLY.**THIS FORM PREPARED BY:****Timothy D. Padgett, P.A.**

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 26-005602-1

Grantor: TIMOTHY D. PADGETT, P.A.**Grantee: JEFFERY GREY HARTLEY**

(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 30, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Conway County Courthouse, 115 South Moose Street, Morrilton, AR 72110** 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 Conway County, Arkansas more particularly described as follows:

Tract 1: Part of the SE 1/4 of the NE 1/4 of Section 23, Township 6 North, Range 6 North, Range 15 West of the 5th P.M., Conway County, Arkansas, being more particularly described as follows: Commencing at a found 1/2 inch rebar for the Northeast corner of said SE 1/4 NE 1/4, thence South 01 degree 00 minutes 00 seconds West along the East line of said SE 1/4 NE 1/4, 270.00 feet to a found 1/2 inch rebar for the point of beginning; thence continue South 01 degree 00 minutes 00 seconds West 130.00 feet to a set 3/4 inch iron pipe; thence North 89 degrees 00 minutes 00 seconds West 507.36 feet to a set 3/4 inch iron pipe thence North 01 degree 00

minutes 00 seconds East 190.00 feet to a set 3/4 inch pipe; thence South 89 degrees 00 minutes 00 seconds East 352.36 feet to a found 1/2 inch rebar; thence South 01 degree 00 seconds East 155.00 feet to the point of beginning, containing 2.00 acres more or less.

Tract 2:

Part of the SE 1/4 of the NE 1/4 of Section 23, Township 6 North, Range 15 West, of the 5th Principal Meridian, Conway County, Arkansas and being more particularly described as follows to wit: From an iron pin which is the Northeast corner of said SE 1/4 of said NE 1/4 of said Section 23, run thence South 01 degree 00 minutes 00 seconds West 210.0 feet to an iron pin which is the point of beginning; thence running South 01 degree 00 minutes 00 seconds West 60.00 feet; thence North 89 degrees 00 minutes 00 seconds West 155.0 feet; thence North 01 degree 00 minutes 00 seconds East 60.00 feet; thence South 89 degrees 00 minutes 00 seconds East 155.00 feet to the point of beginning, and containing 0.21 acres, Subject to any existing utility easement. Together with that certain 1999 Autumn Homes LLC 76x16 622-9900 mobile home with Vehicle Identification Number(s): ANAL0645-99

Street Address: 110 South Alexander Street, Menifee, AR 72107

WHEREAS on December 10, 2024, Jeffery Grey Hartley, a single person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Financial Resources, LLC, its successors and assigns, which was recorded on **December 19, 2024 as Instrument Number 2024R-004857**, in the real estate records of Conway County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST, which is the party initiating foreclosure. The party initiating foreclosure is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST and can be contacted at or in care of its servicer initiating foreclosure at: Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019 at Telephone Number (877) 768-3759; 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.

