

Reserved for recording  
purposes ONLY.

2026R-2103  
MORTGAGE BOOK PAGES: 4  
I CERTIFY THIS INSTRUMENT WAS  
FILED FOR RECORD ON  
06/12/2026 09:12:25 AM  
POLK COUNTY, AR  
MICHELLE HEATH SCHNELL, CIRCUIT CLERK  
BY: TIMRIE

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**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 26-006070-2

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: ALFORD L. LOONEY, LELLAN D. LOONEY,**  
(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 25, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Polk County Courthouse, 507 Church Street, Mena, AR 71953** 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 Polk County, Arkansas more particularly described as follows:

**ALL THAT PART OF THE SOUTHWEST QUARTER OF  
THE NORTHWEST  
QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH,  
RANGE 29 WEST, POLK COUNTY, ARKANSAS  
BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS: BEGINNING AT A FOUND 1/2" REBAR  
ACCEPTED AS THE NORTHEAST CORNER OF THE SAID  
SW 1/4 NW 1/4 SECTION 29; THENCE  
SOUTH 03 DEGREES 13 MINUTES 57 SECONDS WEST  
ALONG THE EAST LINE OF THE SAID SW**

**1/4 NW 1/4 SECTION 29 FOR 248.91 FEET TO A POINT FOR CORNER; THENCE NORTH 87 DEGREES 29 MINUTES 49 SECONDS WEST LEAVING SAID EAST LINE FOR 986.70 FEET TO A POINT FOR CORNER; THENCE NORTH 03 DEGREES 13 MINUTES 57 SECONDS EAST FOR 248.91 FEET TO A POINT FOR CORNER IN POLK COUNTY ROAD NO. 55; THENCE SOUTH 87 DEGREES 29 MINUTES 49 SECONDS EAST ALONG SAID COUNTY ROAD FOR 986.70 FEET TO THE POINT OF BEGINNING, CONTAINING 5.638 ACRES, MORE OR LESS. SUBJECT TO RIGHT-OF-WAY FOR POLK COUNTY ROAD NO. 55 AS SHOWN HEREON. Together with that certain 2017 TRUMH-AL 56X28 42TRU28563RH17 mobile home with Vehicle Identification Number(s): SA4071992AL-AB**

**Street Address: 808 Polk Road 55, Mena, AR 71953**

WHEREAS on June 2, 2017, Alford L. Looney and Lellan D. Looney, Husband and Wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services, its successors and assigns, which was recorded on **June 8, 2017 in Book 2017, Page 4785**, in the real estate records of Polk County, Arkansas. The beneficial interest of said Mortgage has been assigned to Southwest Stage Funding, LLC dba Cascade Financial Services, its successors and assigns, which is the party initiating foreclosure. The party initiating foreclosure is Southwest Stage Funding, LLC dba Cascade Financial Services and can be contacted at or in care of its servicer initiating foreclosure at: Cascade Financial Services, 2290 E. Yeager Drive, Suite 250, Gilbert, AZ 85286, at Telephone Number 866-939-5581  
; 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 June 10, 2026.

TIMOTHY D. PADGETT, P.A.  
SUBSTITUTE TRUSTEE FOR SOUTHWEST STAGE FUNDING, LLC DBA CASCADE  
FINANCIAL SERVICES

By: Renee Price

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

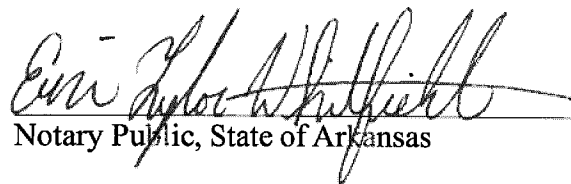
STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF PULASKI )

On this 10 day of June, 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 Southwest Stage Funding, LLC dba Cascade Financial Services, 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.

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

My Commission Expires:

6-18-2031

  
Notary Public, State of Arkansas

[PLG 26-006070-2]

