



CERTIFICATE OF RECORD
Faulkner County, AR Fee \$165.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202608743 3 Pages
06/02/2026 08:41:04 AM
Nancy Eastham
Faulkner County Circuit Clerk
BY: L DAVIS D.C.
NON JUDICIAL FORECLOSURE NOTICE

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 26-006281-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: JEFFERY ALLEN RICHARDSON, ROBERT ELDER RICHARDSON
(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 7, 2026, at or about 02:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034** 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 Faulkner County, Arkansas more particularly described as follows:

**PART OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7
NORTH, RANGE 14 WEST, FAULKNER COUNTY,
ARKANSAS, DESCRIBED AS BEGINNING AT THE
NORTHEAST CORNER OF SAID NORTHWEST
QUARTER OF THE NORTHEAST QUARTER; THENCE
WEST 53.0 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 2 DEGREES 49 MINUTES 20 SECONDS
WEST 203.0 FEET; THENCE NORTH 85 DEGREES 00
MINUTES 30 SECONDS WEST 204.42 FEET TO THE**

CENTERLINE OF STATE HIGHWAY #285; THENCE ALONG SAID CENTERLINE TO A POINT NORTH 1 DEGREE 02 MINUTES 30 SECONDS WEST 185.0 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE LEAVING SAID CENTERLINE ALONG SAID NORTH LINE EAST 217.0 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 53.0 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 2 DEGREES 49 MINUTES 20 SECONDS WEST 89.13 FEET; THENCE NORTH 87 DEGREES 26 MINUTES 30 SECONDS WEST 210.05 FEET TO THE CENTERLINE OF STATE HIGHWAY #285; THENCE ALONG SAID CENTERLINE TO A POINT NORTH 2 DEGREES 00 MINUTES 00 SECONDS WEST 79.70 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE LEAVING SAID CENTERLINE ALONG SAID NORTH LINE EAST 217.0 FEET TO THE POINT OF BEGINNING.

Street Address: 34 Robinson Road, Greenbriar, AR 72058

WHEREAS on May 5, 2021, Jeffery Allen Richardson, an unmarried person and Robert Elder Richardson, an unmarried person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for DAS Acquisition Company, LLC, which was recorded on **May 10, 2021 as Instrument Number L202109548**, in the real estate records of Faulkner County, Arkansas. 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.

