

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 26-007811-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: STEPHANIE SMITH
(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 6, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Independence County Courthouse, 192 East Main Street, Batesville, AR 72501** 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 Independence County, Arkansas more particularly described as follows:

A tract of land being a part of the NW1/4 of the NW1/4 of Section 23 in Township 13 North, Range 5 West in the Town of Sulphur Rock, Independence County, Arkansas, more particularly described as follows: Commencing at the Northwest corner of said Section 23; thence South 01 degrees 21 minutes 16 seconds West along the West line of said Section 23 a distance of 531.00 feet to the point of beginning; thence South 89 degrees IO minutes 03 seconds East a distance of 290.00 feet; thence North 01 degree 14 minutes 00 seconds East a distance of 150.00 feet; thence South 89 degrees 09 minutes

55 seconds East a distance of 4.00 feet; thence North 01 degree 14 minutes 05 seconds East a distance of 150.00 feet; thence South 89 degrees 10 minutes 06 seconds East a distance of 250.50 feet; thence South 01 degree 16 minutes 46 seconds West a distance of 481.00 feet; thence North 89 degrees 10 minutes 04 seconds West a distance of 544.50 feet to said West line; thence North 01 degree 21 minutes 16 seconds East a distance of 181.00 feet to the point of beginning.

Street Address: 540 North Vaughn Street, Sulphur Rock, AR 72579

WHEREAS on March 10, 2020, Stephanie Smith, Married Woman, and Justyn Smith, a married couple executed a Mortgage in favor of Mortgage Electronic Registration System, Inc., as mortgagee, as nominee for First Community Bank, which was recorded on **March 10, 2020 in Book DT 2020, Page 3678 and Instrument Number L202001453**, in the real estate records of Independence County, Arkansas. The beneficial interest of said Mortgage has been assigned to Alabama Housing Finance Authority, which is the party initiating foreclosure. 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.

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.

