

Reserved for recording
purposes ONLY.

Recorded in Mortgage
Book 2026 Page 4059
Filed on 10/02/2026 04:11 PM
Scott County, Ar
JADE MCDANIEL, Circuit Clerk

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-018358-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: ALICIA M YARBROUGH,
(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 **December 9, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Scott County Courthouse, 190 West First Street, Waldron, AR 72958** 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 Scott County, Arkansas more particularly described as follows:

Part of the NW 1/4 SW 1/4 Section 19, Township 3 North, Range 28 West, described as follows: Beginning at the Northeast corner of said forty and run West on the North line of said forty a distance of 165 yards for a point of beginning, run thence South 440 yards, more or less, to Highway Number 80; thence West 55 yards; thence North 440 yards to the North line of said forty; thence East 55 yards to the point of beginning.

Street Address: 6456 East Highway 80, Waldron, AR 72958

WHEREAS on December 4, 2020, Alicia M Yarbrough, a single person executed a Mortgage in favor of Arvest Bank, which was recorded on **December 8, 2020 in Book 2020, Page 3976, and modified in Book 2024, Page 2283** in the real estate records of Scott 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 September 28, 2026.

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

By: _____

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

STATE OF TENNESSEE)
) ss.
COUNTY OF SHELBY)

On this 28th day of September, 2026, before me, Autumn Adkins a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Zachary Johnson 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.

28th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of September, 2026.

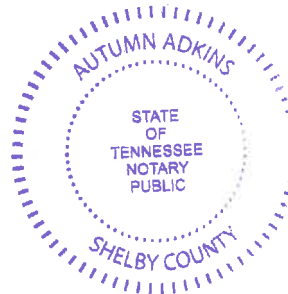
My Commission Expires:

6/6/29

Autumn Adkins

Notary Public, State of Tennessee

[PLG 26-018358-1]



Scott County, Ar
I certify this instrument was filed
on 10/02/2026 04:12 PM
and recorded in the Mortgage
Book 2026 Page 4059 - 4061
JABE MCDANIEL, Circuit Clerk
By: Cheri O'Connell D.C.