

Reserved for recording  
purposes ONLY.

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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 25-013200-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: RICHARD D. JOHNSON**  
(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 **September 1, 2026, at or about 01:30 PM**, the subject real property described herein below will be sold **at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956** 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 Crawford County, Arkansas more particularly described as follows:

**The land referred to herein below is situated in the County of Crawford, State of Arkansas, and is described as follows: Lot 6, East Gate Place, an addition to Crawford County, Arkansas, according to Survey by Satterfield Land Surveyors, P.A. Dated August 23, 2012, as Job No. 39,001. Subject to easements, rights of way and covenants of record.**

**Street Address: 1726 Eastgate Estate, Van Buren, AR 72956**

WHEREAS on August 4, 2023, Richard D Johnson and Teena Johnson, husband and wife as tenants by the entirety executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mutual of Omaha Mortgage, Inc., which was recorded on **August 15, 2023 as Instrument Number 2023007088**, in the real estate records of Crawford County, Arkansas. The beneficial interest of said Mortgage has been assigned to Mortgage Solutions of Colorado, LLC D/B/A Mortgage Solutions Financial, which is the party initiating foreclosure. The party initiating foreclosure is MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL and can be contacted at or in care of its servicer initiating foreclosure at: Mortgage Solutions Financial of Colorado, LLC d/b/a Mortgage Solutions Financial, 7450 Campus Drive suite 200, Colorado Springs, CO 80920, at Telephone Number (866) 204-1023 ; 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 23, 2026.

TIMOTHY D. PADGETT, P.A.  
SUBSTITUTE TRUSTEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A  
MORTGAGE SOLUTIONS FINANCIAL

By: *Renée Price*  
Renée 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 23 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 MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL, 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.

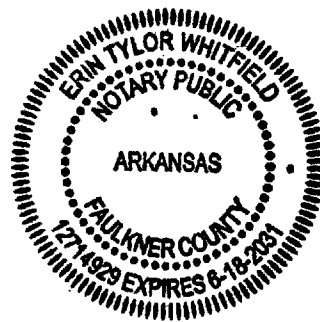
23 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of June, 2026.

*Erin Tylor Whitfield*  
Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

[PLG 25-013200-1]



CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF CRAWFORD  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
Doc Num 2026006279  
06/29/2026 11:14:16 AM  
SHARON BLOUNT BAKER  
CRAWFORD COUNTY CIRCUIT CLERK  
BY: CINDIE HOOPER