



TYPE: LAND RECORDS FEE: \$165.00 1 OF 3
REC: 02/17/2026 02:33:37 PM | J. CREASON
KIND: NOTICE OF DEFAULT
WASHINGTON COUNTY, AR
KYLE SYLVESTER, CIRCUIT CLERK
FILE NO: **2026-4310**

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 25-016813-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: ELLIOTT B. BURTON
(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 **April 28, 2026, at or about 11:30 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Washington County Courthouse, 280 North College, Fayetteville, AR 72701** 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 Washington County, Arkansas more particularly described as follows:

A part of the NE 1/4 of the NW 1/4 of Section 14, Township 14 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at the NE corner of said forty acre tract and running thence South 01 degree 35 minutes 17 seconds West, 65.77 feet to the centerline of Sugar Mountain Road, Thence along said road centerline South 18 degrees 42 minutes 04 seconds West, 63.62 feet, South 29 degrees 24 minutes 39 seconds West, 48.24 feet, South 41 degrees 06 minutes 44 seconds West, 112.02 feet, South 39 degrees 10 minutes 29 seconds West, 106.61 feet; Thence

leaving said road centerline North 360.70 feet to a set iron pin; Thence East, 231.36 feet to the point of beginning, containing in all 1.24 acres, more or less. Subject to all easements and right-of-ways of record, if any.

Street Address: 13590 Sugar Mountain Road, West Fork, AR 72774

WHEREAS on December 1, 2020, Elliott B. Burton and Alexandria Burton, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Highlands Residential Mortgage, LTD, which was recorded on **December 2, 2020 as Instrument Number 2020-00044199**, in the real estate records of Washington 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.

WITNESS my hand this February 17, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR ALABAMA HOUSING FINANCE AUTHORITY

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 17 day of February, 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 Alabama Housing Finance Authority, 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.

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

Erin Tylor Whitfield

Notary Public, State of Arkansas

My Commission Expires:
6-18-2031

[PLG 25-016813-1]



WASHINGTON COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED ON
02/17/2026 02:33:37 PM
AND RECORDED IN REAL ESTATE
FILE NUMBER 2026-4310
KYLE SYLVESTER, CIRCUIT CLERK

Kyle Sylvester