

Reserved for recording
purposes ONLY.

2026R-02239

POINSETT COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED
07/13/2026 09:37 AM
MISTY RUSSELL, CIRCUIT CLERK
BY: CHASTITY SANDOVAL DC

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-002373-4

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: GUNNER COOK, HANNAH WHITMIRE
(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 17, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Poinsett County Courthouse, 401 Market Street, Harrisburg, AR 72432** 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 Poinsett County, Arkansas more particularly described as follows:

A tract of land located In the NW1/4 of the SW1/4 of Section 14, Township 12 North, Range 5 East, more particularly described as follows: Commencing at the Northwest corner of the NW1/4of the SW1/4 of Section 14; thence North 89 degrees East a distance of 210.0 feet to the point of beginning proper; thence continue North 89 degrees East 210.0 feet to a point; thence South 220.0 feet to a point; thence South 89 degrees West 210.0 feet to a point; thence North 220.0 feet to the point of beginning proper

Street Address: 1721 West Main Extended, Trumann, AR 72472

WHEREAS on September 23, 2022, Gunner Cook and Hannah Whitmire, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration System, Inc. solely as a nominee for DAS Acquisition Company, LLC., its successors and assigns, which was recorded on **September 26, 2022 as Instrument Number 2022R-03128**, in the real estate records of Poinsett 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 July 10, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR ALABAMA HOUSING FINANCE AUTHORITY

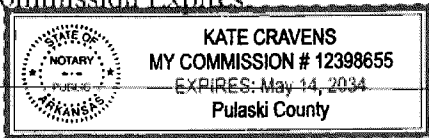
By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

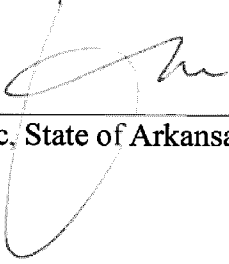
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 10th day of July, 2026, before me, Kate Cravens, 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.

10th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of July, 2026.

My Commission Expires:





Notary Public, State of Arkansas

[PLG 26-002373-4]