

Reserved for recording
purposes ONLY.

2026R-02069

POINSETT COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED
06/29/2026 01:09 PM
MISTY RUSSELL, CIRCUIT CLERK
BY: HELEN PRIDDY

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-008814-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: HUNTER AUSTIN STEPHENS
(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 3, 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 parcel of land lying in Block "A" of Shaw Subdivision, Marked Tree, Arkansas, more particularly described as follows: Beginning at an iron pipe which is the Northeast Corner of Lot 16, Block "A" of Shaw Subdivision; thence in a Northeasterly direction along the South line of Von street a distance of 110 feet to an iron pipe; thence South 44 degrees 55 minutes East a distance of 75 feet to an iron pipe; thence in a Southwesterly direction parallel to Von Street a distance of 110 feet to an iron pipe which is the Southeast Corner of Lot 16; thence North 44 degrees 55 minutes West along the East line of

Lot 16 a distance of 75 feet to the point of beginning proper.

Street Address: 102 Von Street, Marked Tree, AR 72365

WHEREAS on June 9, 2023, Hunter Austen Stephens, a single person executed a Mortgage in favor of Mortgage Electronic Registration System, Inc., as mortgagee, as nominee for DAS Acquisition Company, LLC, which was recorded on **June 12, 2023 as Instrument Number 2023R-01647**, in the real estate records of Poinsett County, Arkansas. 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 June 29, 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)

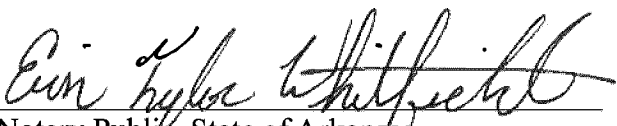
On this 29 day of June, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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 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.

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

My Commission Expires:

6-18-2031

[PLG 26-008814-1]


Notary Public, State of Arkansas

