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TYPE: LAND RECORDS FEE: \$165.00 1 OF 3
REC: 07/14/2026 08:33:18 AM | M. NEAL
KIND: NOTICE OF DEFAULT & INTENTION TO
SELL
INDEPENDENCE COUNTY, AR
GREG WALLIS, CIRCUIT CLERK
FILE NO: **L2026-4144**

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-011010-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: MORGAN EDWARDS
(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 01:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Independence County Courthouse, 192 East Main Street, Batesville, AR 72501** 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 Independence County, Arkansas more particularly described as follows:

Lot Five (5) of Stone's Second Addition to Independence County, Arkansas, as shown in the Deed of Dedication recorded in Deed Record Book "K-12" at pages 755-760 and in survey recorded in Survey Book "D" at page 65.

Street Address: 135 Stacey Drive, Batesville, AR 72501

WHEREAS on July 17, 2020, Morgan Edwards, married woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for First Community Bank, its successors and assigns, which was recorded on **July 21, 2020, in Book DT 2020, Page 12475**, in the real estate records of Independence 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 13, 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)

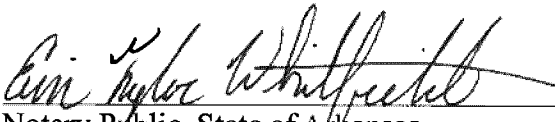
On this 13 day of July, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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.

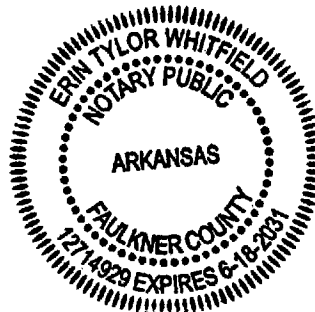
13 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of July, 2026.

My Commission Expires:

6-18-2031

[PLG 26-011010-1]


Notary Public, State of Arkansas



INDEPENDENCE COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED ON
07/14/2026 08:33:18 AM
AND RECORDED IN REAL ESTATE
FILE NUMBER L2026-4144
GREG WALLIS, CIRCUIT CLERK

