

Reserved for recording  
purposes ONLY.

**2026-016334**

I certify this instrument  
was filed on:

**07/29/2026 08:01:00 AM**  
**Myka Bono Sample**  
**Saline County Circuit Clerk**

Pages: 3  
ER

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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 26-013410-1**

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: BRUCE STRATTON DEUTSCHER,**  
(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 **October 2, 2026, at or about 09:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Saline County Courthouse, 200 North Main Street, Benton, AR 72015** 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 Saline County, Arkansas more particularly described as follows:

**All that part of the Northeast Quarter of the Southeast Quarter of Section 27, Township 2 South, Range 16 West, described as follows: Beginning at a point on the West line of the said NE 1/4 of SE 1/4 that is 345.8 feet South of the Northwest corner thereof; thence North 89 deg. 53 min. East for 216.9 feet; thence North 89 deg. 22 min. East for 437.7 feet to the West line of County Road; thence South 01 deg. 19 min. West, along West line of said road for 135.5 feet to the point of beginning of land herein described; thence South 01 deg. 19 min. West, along West line of road for 59 feet; thence South 07**

**deg. 59 min. East, along West line of road for 233.7 feet; thence South 10 deg. 45 min. West, along West line of road for 294.4 feet; thence Northwesterly for 666 feet to a point on the West line of the said NE 1/4 of SE 1/4 which is 824.5 feet South of the Northwest corner thereof; run thence North, along the West line for 343.2 feet; thence North 89 deg. 31 min. East for 651.5 feet to the point of beginning. TAX ID# 001-11987-000 The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured. Being that parcel of land conveyed to Bruce Stratton Deutscher, his heirs and assigns forever Tammy Deutscher, an unmarried person by that deed dated 1/6/1998 and recorded 1/7/1998 in deed book 1998, at page 399 of the Saline County, AR public registry.  
PARCEL NUMBER(S): 001-11987-000**

**Street Address: 4611 Dixie Lane, Benton, AR 72019**

WHEREAS on June 12, 2017, Bruce Stratton Deutscher, his heirs and assigns forever executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Bank of America, N.A., which was recorded on **June 16, 2017 as Instrument Number 2017-010945**, in the real estate records of Saline County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust and can be contacted at or in care of its servicer initiating foreclosure at: Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019 at Telephone Number (877) 768-3759; 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 27, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

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 27 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 U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust, 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.

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

My Commission Expires:

6-18-2031



Erin Tylor Whitfield  
Notary Public, State of Arkansas

[PLG 26-013410-1]