

2026006943
GREENE CO. AR FEE \$165.00
PRESENTED & RECORDED
09/29/2026 08:58:38
LESA GRAMLING
CIRCUIT CLERK
BY: VALERIE SMITH
DEPUTY CLERK

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 26-013932-2

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: BEST FLIPPING FRIENDS LLC
(or as otherwise noted by the recorder)

TRUSTEE'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 **December 18, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance to the Greene County Courthouse, 320 West Court Street, Paragould, AR 72450** 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 Deed of Trust is located in Greene County, Arkansas more particularly described as follows:

Lot 10-B, as shown on a lot split survey of Lot 10, Block 2 of Earl Gilmore's First Addition to the Town of Center Hill (now Paragould), Arkansas, as shown on a certain lot split survey prepared by Bradley P. Hancock dated December 6, 2000, recorded September 13, 2004, and appearing of record as Document No. 200408654 in the Records for Greene County, Arkansas.

AND

Lot 12-A of a lot split of Lot 12, Block 2, of Gilmore's First Addition to the Town of Center Hill (now Paragould), Arkansas, as shown on a correction lot split survey prepared by Bradley P. Hancock dated September 26, 2012, recorded October 10, 2012, and appearing of

record as Document No. 201208386 in the records of Greene County, Arkansas.

Street Address: 608 & 610 & 612 & 614 Magnolia Drive,
Paragould, AR 72450

WHEREAS on February 23, 2024, Best Flipping Friends LLC, an Arkansas limited liability company executed a Deed of Trust to Priority Title & Escrow, LLC, as Trustee for the benefit of Beach Park Partners, LLC, a Florida limited liability company, which was recorded on **March 1, 2024 as Instrument Number 2024001159**, in the real estate records of Greene County, Arkansas. The beneficial interest of said Deed of Trust has been assigned to U.S. Bank Trust National Association, not in its Individual capacity but solely as owner trustee for RCAF 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 RCAF 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, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 N. McKinley St., Suite 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 September 28, 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 RCAF ACQUISITION TRUST

By:



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)

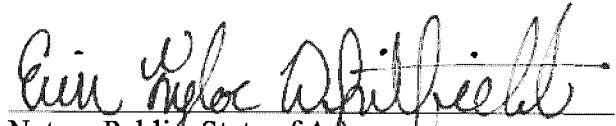
On this 28 day of September, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 RCAF 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.

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

My Commission Expires:

6-18-2031

[PLG 26-013932-2]


Notary Public, State of Arkansas

