

Reserved for recording
purposes ONLY.

2026R002590
NOT. OF DEFAULT - INTENT TO SELL
RECORDED AND CERTIFIED ON
09/22/2026 12:33 PM
Pages: 3
KATHY SMITH - CIRCUIT CLERK
SEVIER COUNTY, ARKANSAS
ELECTRONICALLY RECORDED

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-018139-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: DYLAN LANGLOIS,
(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 **December 10, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Sevier County Courthouse, 115 North 3rd Street, De Queen, AR 71832** 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 Sevier County, Arkansas more particularly described as follows:

Being part of the NE 1/4 of NE 1/4 of Section 22, Township 9 South, Range 30 West, Sevier County, Arkansas, more particularly described as follows: Commence at the Northwest corner of said NE 1/4 of NE 1/4 of Section 22, Township 9 South, Range 30 West thence North 88 degrees 51 minutes 09 seconds East 209.25 feet, thence South 0 degrees 09 minutes 29 seconds East 209.25 feet, thence South 88 degrees 51 minutes 09 seconds West 209.25 feet, thence North 0 degrees 09 minutes 29 seconds West 209.25 feet to the Point of Beginning.

Street Address: 129 Hilltop Road, Lockesburg, AR 71846

WHEREAS on July 18, 2023, Dylan Langlois, a single person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for FirstTrust Home Loans, Inc., its successors and assigns, which was recorded on **July 20, 2023 as Instrument Number 2023R001895**, in the real estate records of Sevier 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.

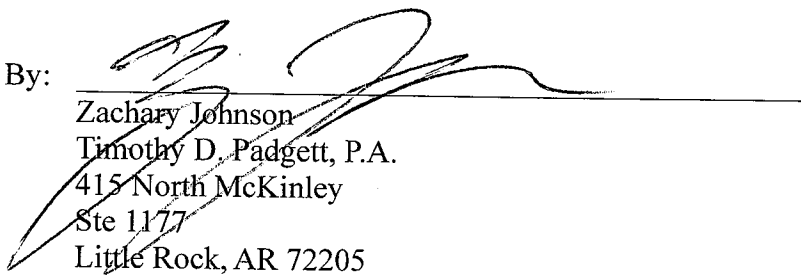
The undersigned is an active, licensed member of the Bar of the Supreme Court of the State of Arkansas, and the law firm of the undersigned maintains an office at 415 North McKinley, Ste 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public during regular 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 September 22, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR ALABAMA HOUSING FINANCE AUTHORITY

By:


Zachary Johnson
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF TENNESSEE)
) ss.
COUNTY OF SHELBY)

On this 22nd day of September, 2026, before me, Autumn Adkins, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Zachary Johnson 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.

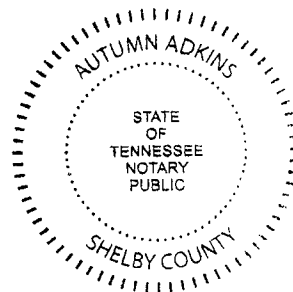
22nd IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of September, 2026.

My Commission Expires:

6/6/29

Autu Adis
Notary Public, State of ~~Arkansas~~
Tennessee

[PLG 26-018139-1]



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF SEVIER
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED AND RECORDED IN THE OFFICIAL RECORDS
2026R002590 09/22/2026 12:33 PM
KATHY SMITH, CIRCUIT CLERK
SEVIER, AR

