NOTICE OF DEFAULT

2026R008075
MILLER COUNTY CIRCUIT CLERK
PENNY KILCREASE
TEXARKANA, AR
RECORDED ON
11/12/2026 11:17:58 AM
PAGES: 5
RECORDING FEE 45.00
NON JUDICIAL FEE 140.00

OFFICIAL LAND RECORD

Document Number: 2026R008075

Recording Date and Time: 11/12/2026 11:17:58 AM

GRANTOR: TIMOTHY D PADGETT PA

GRANTEE: GARDNER, RICHARD LEE

I hereby certify that this instrument was RECEIVED and RECORDED on the date and times stamped above in the OFFICIAL PUBLIC RECORDS of theCIRCUIT CLERK, MILLER COUNTY, AR.

SEAL OF CIRCUIT COURT MILLER COUNTY, ARKANSAS

Penny Kilcrease

PENNY KILCREASE
CIRCUIT CLERK
MILLER COUNTY, AR

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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 26-020808-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **RICHARD LEE GARDNER,**
(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 **January 19, 2027, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Miller County Courthouse, 400 Laurel Street, Texarkana, AR 71854** 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 Miller County, Arkansas more particularly described as follows:

Tract I

A part of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section Seven (7), Township Sixteen (16) South, Range Twenty-Six (26) West, Miller County, Arkansas, and being more particularly described by metes and bounds as follows:

Beginning at the Northwest Corner of the above described forty (40) acres; Thence running South 1320 feet; Thence East

330 feet; Thence North 1320 feet; Thence West 330 feet to the Point of Beginning and containing ten (10) acres of land, more or less.

Tract II: Easement Tract

A 20 foot access easement located in the Northeast Quarter (NE 1/4) of Section Seven (7), Township Sixteen (16) South, Range Twenty-Six (26) West, Miller County, Arkansas, said 20 foot Access Easement running on, over and across property owned by Caney Creek Timber LLC, d/b/a CC Timber by General Warranty Deed dated December 15, 2016, recorded as Document Number 2017R000117, Records of Miller County, Arkansas, and being more particularly described as follows: Beginning at the intersection of West right of way line of Miller County Road Number 22 and the centerline of an existing gravel road located in said NE 1/4 of Section 7, Township 16 South, Range 26 Weste; Thence running Southwesterly with said centerline of existing gravel road 650 feet, more or less, and ending at the North boundary line of the above described 10 acres tract of land.

Street Address: 12233 MC 22, Texarkana, AR 71854

WHEREAS on December 17, 2024, Richard Lee Gardner, a single person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Fairway Independent Mortgage Corporation, its successors and assigns, which was recorded on **December 18, 2024 as Instrument Number 2024R007867, and re-recorded on January 7, 2025 as Instrument Number 2025R000079,** in the real estate records of Miller 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 November 10, 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 10th day of November, 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 10th day of November, 2026.

Autumn Adkins
Notary Public, State of Tennessee

My Commission Expires:

6/16/29

[PLG 26-020808-1]

AUTUMN ADKINS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY