

Reserved for recording
purposes ONLY.

2025R-00001303
I certify that this instrument
was filed on
06/05/2025 11:34 AM and
recorded in **WESTERN** district
ANGELA SELF
Circuit Clerk - Clay County, AR

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-003225-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Devin Dwayne Browning,
(or as otherwise noted by the recorder)

AMENDED MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

THE "MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL" RECORDED March 26, 2025, AS INSTRUMENT NUMBER 2025R-00000681 IN THE OFFICE OF THE CIRCUIT CLERK OF CLAY (CORNING - WESTERN DISTRICT) COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM May 30, 2025, AT OR ABOUT 10:00 AM TO **September 3, 2025, AT OR ABOUT 10:00 AM.**

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST YOU

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR SUCH PURPOSE

NOTICE IS HEREBY GIVEN that on **September 3, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Clay County Courthouse, 800 SW 2nd Street, Corning, AR 72422** to the highest bidder for cash. The sale will extinguish all interests, including those 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 Clay (Corning - Western District) County, Arkansas more particularly described as follows:

The North Half of Lot Six (N1/2 6) and all of Lot Seven (7) in Block Three (3) of Red Taylor Addition to the City of Corning, Arkansas, as

the same appears in a corrected plat filed for record April 14, 1965, at 8:30 o'clock A.M. and appears of record in Envelope No. 2 of Plat Book 1 of the Western District of Clay County, Arkansas, same being carved from and a part of the West Half of the Northwest Quarter (W1/2 NW1/4) of Section Thirty-one (31) Township Twenty-one (21) North, Range Five (5) East of the Fifth Principal Meridian, in the Western District of Clay County, Arkansas. AND, Lot Eight (8) in Block Three (3) in Red Taylor Addition to the City of Corning, Clay County, Arkansas. Subject to all valid outstanding easements, rights-of-way, mineral leases, mineral reservations and mineral conveyances of record.

Street Address: 112 Scott Street, Corning, AR 72422

WHEREAS on June 17, 2022, Devin Dwayne Browning and Hope Browning, his wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for DAS Acquisition Company, LLC which Mortgage was recorded on **June 17, 2022 in Book Mortgage-W 110, Page 912**, in the real estate records of Clay (Corning - Western District) County, Arkansas. 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 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 May 30, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR ALABAMA HOUSING FINANCE AUTHORITY

By:



Renee Price

Timothy D. Padgett, P.A.

415 North McKinley, Ste 1177

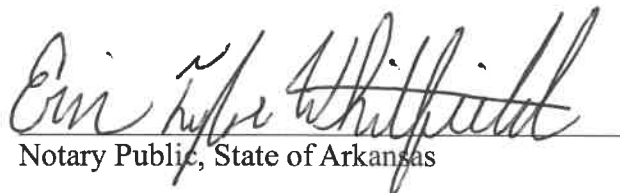
Little Rock, AR 72205

(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

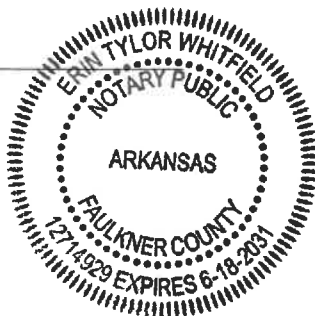
On this 30 day of May, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Company, to execute such instrument, 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., Company, the attorney-in-fact 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 Professional Association, 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 30 day of May, 2025.


Notary Public, State of Arkansas

My Commission Expires:

6-18-2031



Certificate of Record

State of Arkansas, County of Clay County

**I hereby certify that this instrument was
Filed and Recorded in the Official Records**

Document Number: 2025R-00001303

Recorded Date and Time: 06/05/2025 11:34 AM

Angela Self, Circuit Clerk

Clay County, AR

