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2025-10951
Certificate of Record
FORT SMITH DISTRICT
SEBASTIAN COUNTY, ARKANSAS
SHARON BROOKS, CO CLERK & RECORDER
06/11/2025 11:16:57 AM
RECORDING FEE 25.00
Pages: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 22-002841-3

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: STEPHEN J. AHLERT, C. LYNN WALTERS-AHLERT
(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 **August 22, 2025, at or about 10:30 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Sebastian County Courthouse, 35 South 6th Street, Fort Smith, AR 72901** 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 Sebastian (Fort Smith District) County, Arkansas more particularly described as follows:

**Lot 54, of the Revised Plat of Donoho Addition No. 2, an
Addition to the City of Fort Smith, Sebastian County, Arkansas
according to plat filed January 28, 1953.**

Street Address: 1609 Houston Street, Fort Smith, AR 72901

WHEREAS on August 5, 2019, C. Lynn Walters-Ahlert and Stephen J. Ahlert, wife and husband executed a Mortgage in favor of BancorpSouth Bank, which was recorded on **August 6, 2019 as Instrument Number 2019-16677**, in the real estate records of Sebastian (Fort Smith District) County, Arkansas. The party initiating foreclosure is Cadence Bank N.A. and can be contacted at or in care of its servicer initiating foreclosure at: P.O. Box 789, 2778 W. Jackson Street, Tupelo, MS 38802, at Telephone Number 1.662.678.7679; and

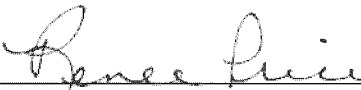
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 June 11, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR CADENCE BANK N.A.

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)

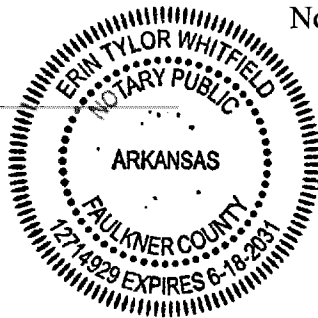
On this 11 day of June, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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 Cadence Bank N.A., 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.

11 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of June, 2025.

My Commission Expires:

6-18-2031

[PLG 22-002841-3]



Erin Tylor Whitfield
Notary Public, State of Arkansas