

Reserved for recording
purposes ONLY.



2025029314
PULASKI CO. AR FEE \$40.00
PRESENTED
6/3/2025 11:22:50 AM
RECORDED
06/04/2025 03:09:42 PM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: FE STRONG
DEPUTY RECORDER

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-004242-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Brooke Barnes, Michael Barnes, Jr.
(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 April 7, 2025, AND RECORDED AS INSTRUMENT NUMBER 2025017339, IN THE OFFICE OF THE CIRCUIT CLERK OF PULASKI COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM June 10, 2025, AT OR ABOUT 11:00 AM **TO September 8, 2025, AT OR ABOUT 11:00 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 8, 2025, at or about 11:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201** 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 Pulaski County, Arkansas more particularly described as follows:

**A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 11 WEST, MORE**

**PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4
OF SE 1/4 THENCE RUNNING SOUTH ALONG THE WEST LINE
OF THE NE1/4 OF THE SE1/4 391 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING SOUTH ALONG SAID
WEST LINE 477.7 FEET; THENCE EAST 200 FEET, MORE OR
LESS, TO THE WEST LINE OF STATE HIGHWAY NO. 5, NOW
STATE HIGHWAY NO. 107; THENCE NORTHWESTERLY
ALONG THE WEST LINE OF SAID HIGHWAY NO. 5, NOW
STATE HIGHWAY NO. 107, TO A POINT 391 FEET SOUTH OF
THE NORTH LINE OF THE NE1/4 OF THE SE1/4; THENCE WEST
52 FEET TO THE POINT OF BEGINNING.**

Street Address: 29907 Highway 107, Cabot, AR 72023

WHEREAS on February 15, 2023, Michael Barnes Jr. and Brooke Barnes, a married couple executed a Mortgage in favor of Mortgage Electronic Registrations Systems, Inc., as mortgagee, as nominee for First Community Bank which Mortgage was recorded on **February 16, 2023 in Instrument Number 2023008948**, in the real estate records of Pulaski County, Arkansas. Said Mortgage is now held by Alabama Housing Finance Authority and 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 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 2, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR ALABAMA HOUSING FINANCE AUTHORITY

By: Renee Price
Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

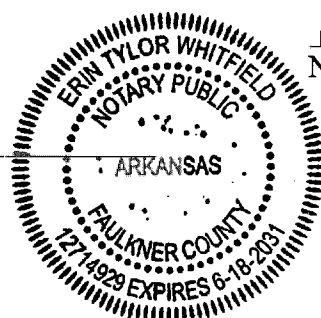
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 2 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 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 2 day of June, 2025.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas