

Reserved for recording
purposes ONLY.

RB 2025-1829

VAN BUREN CO. AR FEE \$165.00

PRESENTED & RECORDED

05/12/2025 14:04:06

DEBBIE GRAY

CIRCUIT CLERK

BY: SANDI ESKRIDGE

DEPUTY CLERK

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-005786-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: LUKE EDWARD MCBROOM

(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 **July 15, 2025, at or about 01:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Van Buren County Courthouse, 273 Main Street, Clinton, AR 72031** 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 Van Buren County, Arkansas more particularly described as follows:

A part of the SW 1/4 of the NW 1/4 of Section 18, Township 10 North, Range 14 West, in Van Buren County, Arkansas, and being more particularly described as beginning at the SE corner of the SW 1/4 of the NW 1/4; Thence North 88 degrees 42 minutes 00 seconds West along the South line of the SW 1/4 of the NW 1/4, a distance of 836.16 feet to the East right-of-way of Highway 336; thence North 32 degrees 47 minutes 08 seconds East, along said right-of-way, a distance of 452.56 feet to a concrete right-of-way monument at the point of curvature of a curve right, having a radius of 723.94 feet, and a chord bearing

and distance of North 34 degrees 01 minutes 35 seconds East a distance of 31.35 feet, an arc distance of 31.35 feet to a 3/8 inch rebar at a fence; thence South 53 degrees 05 minutes 09 seconds East, along a fence, a distance of 283.24 feet; thence South 66 degrees 05 minutes 50 seconds East, along a fence, a distance of 379.27 feet; thence South 00 degrees 07 minutes 20 seconds West, a distance of 101.70 feet to the Point of Beginning; said described tract containing 4.36 acres, more or less. Being the same property shown on survey dated March 23, 2023 by Billy A. Lawrence R.P.L.S. # 1552 as job #89-23.

Street Address: 6939 Highway 336 West, Clinton, AR 72031

WHEREAS on March 31, 2023, Luke Edward McBroom, unmarried man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Academy Mortgage Corporation, which was recorded on **April 4, 2023 as Instrument Number RB 2023-2159**, in the real estate records of Van Buren 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 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 12, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE 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)

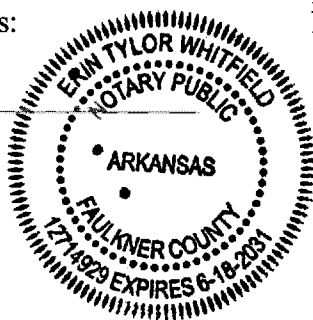
On this 12 day of May, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute 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.

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

My Commission Expires:

6-18-2031

[PLG 25-005786-1]



Erin Tylor Whitfield
Notary Public, State of Arkansas