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INDEPENDENCE CO. AR FEE
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GREG WALLIS
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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 18-001620-10

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: CHERRI J. BEASLEY, SAM L. BEASLEY
(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 **December 5, 2025, at or about 01:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Independence County Courthouse, 192 East Main Street, Batesville, AR 72501** 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 Independence County, Arkansas more particularly described as follows:

**A TRACT OF LAND BEING A PART OF THE NORTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION
27, TOWNSHIP 12 NORTH, RANGE 5 WEST IN
INDEPENDENCE COUNTY. ARKANSAS, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF
SAID SECTION 27; THENCE N 89 DEGREES 10' 27" W
ALONG THE NORTH LINE OF SAID NE 1/4 SE 1/4 A
DISTANCE OF 776.57 FEET; THENCE S 37 DEGREES 30'
00" W A DISTANCE OF 34.97 FEET TO THE POINT OF**

BEGINNING (POB); THENCE CONTINUE 5 37 DEGREES 30' 00" W A DISTANCE OF 213.00 FEET; THENCE N 85 DEGREES 42" W A DISTANCE OF 213.17 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 13' 02 DEGREES 40' 23" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 166.46 FEET;25; THENCE N DEGREES 25' 35" E A DISTANCE OF 334.67 FEET TO THE POINT OF BEGINNING.

Street Address: 219 Maple Springs Road, Rosie, AR 72571

WHEREAS on July 21, 2004, Sam L. Beasley and Cherri J. Beasley executed a Mortgage in favor of ABN Amro Mortgage Group, Inc., which was recorded on **August 24, 2004, in Book 2004, Page 16062, and modified in Book 2015, Page 8541** in the real estate records of Independence County, Arkansas. The beneficial interest of said Mortgage has been assigned to Federal Home Loan Mortgage Corporation, as trustee of the Freddie Mac SLST 2023-1 Participation Interest Trust, which is the party initiating foreclosure. The party initiating foreclosure is FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE OF THE FREDDIEMAC SLST 2023-1 PARTICIPATION INTEREST TRUST and can be contacted at or in care of its servicer initiating foreclosure at: Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019 at Telephone Number (877) 768-3759; 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 September 10, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR FEDERAL HOME LOAN MORTGAGE CORPORATION, AS
TRUSTEE OF THE FREDDIEMAC SLST 2023-1 PARTICIPATION INTEREST TRUST

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)

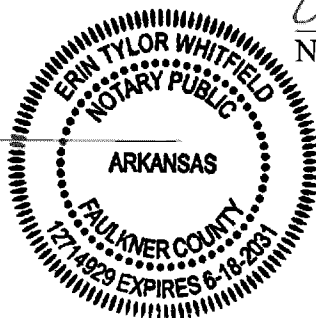
On this 10 day of September, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE OF THE FREDDIEMAC SLST 2023-1 PARTICIPATION INTEREST TRUST, 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.

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

My Commission Expires:

6-18-2031

[PLG 18-001620-10]



Erin Tylor Whitfield
Notary Public, State of Arkansas