

Reserved for recording  
purposes ONLY.

**2025R-02841**

POINSETT COUNTY, AR  
I CERTIFY THIS INSTRUMENT WAS FILED  
09/17/2025 11:00 AM  
MISTY RUSSELL, CIRCUIT CLERK  
BY: HELEN PRIDDY

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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 25-011230-1**

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: AMANDA HEDGE, DENNIS HEDGE**  
(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 **November 24, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Poinsett County Courthouse, 401 Market Street, Harrisburg, AR 72432** 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 Poinsett County, Arkansas more particularly described as follows:

**All that part of the North Half of the Southeast Quarter of the Southwest Quarter (N 1/2 SE 1/4 SW 1/4) Section 17, Township 11 North, Range 4 East, Poinsett County, Arkansas, being more particularly described as follows: Beginning at a found pipe accepted as the NW corner of said N 1/2 SE 1/4 SW1/4 Section 17; thence north 89 degrees 32 minutes 10 seconds East along the North line thereof for 937.54 feet to a 5/8" rebar in the West Right-of-Way line of Arkansas State Highway 163 and a curve to the left having a radius of 1160.19 feet and a chord bearing and distance of South 08 degrees 33 minutes 58 seconds East**

**372.32; thence along said curve and road Right-of-Way line for 373.94 feet to a found 1/2" rebar; thence South 89 degrees 55 minutes 33 seconds West leaving said Highway Right-of-Way for 277.89 feet to a found 1/2" rebar; thence South 03 degrees 19 minutes 05 seconds East for 276.83 feet to a found 1/2" rebar; thence South 89 degrees 55 minutes 33 seconds West for 724.71 feet to a point for corner; thence North 00 degrees 34 minutes 25 seconds West for 638.27 feet to the point of beginning, containing 12.546 acres of land, more or less. Together with that certain 2017 CMH 37VLV28724AH17 mobile home with Vehicle Identification Number(s): CS2021341TNAB**

**Street Address: 8835 Highway 163, Harrisburg, AR 72432**

WHEREAS on July 5, 2018, Dennis Hedge and Amanda Hedge, husband and wife, joint tenants executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services, which was recorded on **July 11, 2018 as Instrument Number 2018R-01841**, in the real estate records of Poinsett County, Arkansas. The party initiating foreclosure is Southwest Stage Funding, LLC dba Cascade Financial Services and can be contacted at or in care of its servicer initiating foreclosure at: Cascade Financial Services, 3345 S Val Vista Drive, Suite 300, Gilbert, AZ 85297, at Telephone Number 866-939-5581; 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 17, 2025.

TIMOTHY D. PADGETT, P.A.  
SUBSTITUTE TRUSTEE FOR SOUTHWEST STAGE FUNDING, LLC DBA CASCADE  
FINANCIAL SERVICES

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    )

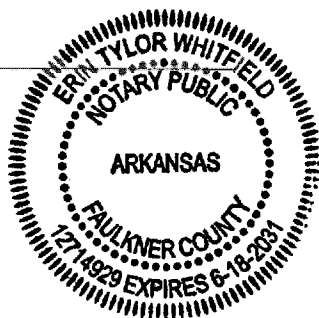
On this 17 day of September, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 Southwest Stage Funding, LLC dba Cascade Financial Services, 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.

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

My Commission Expires:

6-18-2031

[PLG 25-011230-1]



Erin Tylor Whitfield  
Notary Public, State of Arkansas