

Reserved for recording
purposes ONLY.

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-011290-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: AMY ROXANNE KNIGHTEN AKA AMY HARTLEY
(or as otherwise noted by the recorder)

TRUSTEE'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 21, 2025, at or about 09:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Benton County Courthouse, 102 Northeast A Street, Bentonville, AR 72712** 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 Deed of Trust is located in Benton County, Arkansas more particularly described as follows:

**Lot 138, Spring Creek Park, Springdale, Benton County, Arkansas, as
shown in Final Plat Record Book, 2006 at Page 9374 to 938.**

Street Address: 6233 Clay Avenue, Springdale, AR 72762

WHEREAS on April 23, 2010, Amy Roxane Knighten, a single person executed a Deed of Trust to Robert M. Wilson, Jr., as Trustee for the benefit of Wells Fargo Bank, N.A, which was recorded on **April 26, 2010 in Book 2010, Page 047817, and modified in Instrument Number L202442091** in the real estate records of Benton County, Arkansas. The party initiating foreclosure is MCLP Asset Company, Inc. and can be contacted at or in care of its servicer initiating foreclosure

On this 8 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 MCLP Asset Company, Inc., 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.

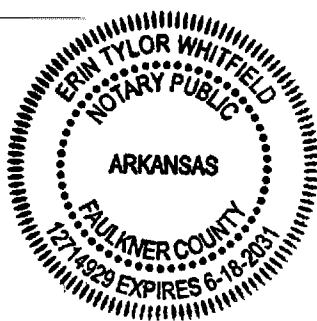
8 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
day of September, 2025.

My Commission Expires:

6-18-2031

[PLG 25-011290-1]

Erin Tylor Whitfield
Notary Public, State of Arkansas





CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202550528**
09/09/2025 10:51:09 AM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder