

Reserved for recording
purposes ONLY.

L202600027
INDEPENDENCE CO. AR FEE
PRESENTED & RECORDED
01/05/2026 11:42:16
GREG WALLIS
CIRCUIT CLERK
BY: MIKE NEAL
DEPUTY CLERK
BK: MISC 2026
PG: 3 - 5

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)

AMENDED MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

THE "MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL" RECORDED September 18, 2025, IN BOOK MISC 2025, PAGE 938 AND INSTRUMENT NUMBER L202505253, IN THE OFFICE OF THE CIRCUIT CLERK OF INDEPENDENCE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM DECEMBER 5, 2025, AT OR ABOUT 01:00 PM **TO March 19, 2026, AT OR ABOUT 01:00 PM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO January 08, 2026.

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 **March 19, 2026, 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 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 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 S 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 Mortgage 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. Said Mortgage is now held by Federal Home Loan Mortgage Corporation, as trustee of the Freddie Mac SLST 2023-1 Participation Interest Trust and 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 January 2, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT 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 2 day of January, 2026, 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 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 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 January, 2026.

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
Notary Public, State of Arkansas

