

L202564993

BENTON CO. AR FEE \$55.00

PRESENTED & E-RECORDED

11/18/2025 02:16:02 PM

BRENDA DESHIELDS

Circuit Clerk & Recorder

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)****AMENDED TRUSTEE'S NOTICE OF DEFAULT AND INTENTION TO SELL**

THE "TRUSTEE'S NOTICE OF DEFAULT AND INTENTION TO SELL" RECORDED SEPTEMBER 9, 2025, IN INSTRUMENT NUMBER L202550528, IN THE OFFICE OF THE CIRCUIT CLERK OF BENTON COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM NOVEMBER 21, 2025, AT OR ABOUT 09:00 AM **TO JANUARY 6, 2026, AT OR ABOUT 09:00 AM.**

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 **January 6, 2026, 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 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 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 for the benefit of Wells Fargo Bank, N.A which Deed of Trust 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 at: 75 Beattie Place, Suite 300, Greenville, SC 29601; and

WHEREAS, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 November 17, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR MCLP ASSET COMPANY, INC.

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

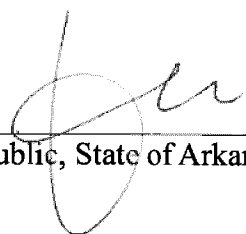
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On this 17th day of November, 2025, before me, Kate Cravens, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person 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

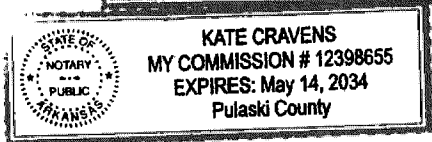
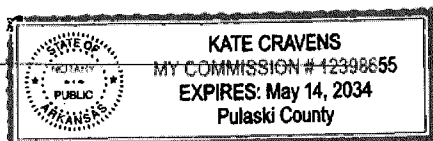
consideration, uses, and purposes therein mentioned and set forth.

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

My Commission Expires:



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 L202564993**
11/18/2025 02:16:02 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder