

L202503584

MADISON CO. AR FEE \$165.0

PRESENTED & RECORDED

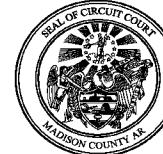
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TIFFANY MCDANIEL

CIRCUIT CLERK AND RECORDER

BY: MCKAYLA MCCONNELL

DEPUTY CLERK



NOTICE OF DEFAULT

3 Pages

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-015258-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: SHANNON ROBERTS

(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 **March 12, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold at the **Main Entrance to the Madison County Courthouse, 201 West Main Street, Huntsville, AR 72740** 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 Madison County, Arkansas more particularly described as follows:

**A part of the East Half of Northeast Quarter of Section 31,
Township 18 North, Range 25 West, Madison County,
Arkansas, being more particularly described as follows, to-wit:
Beginning at a point which is North 1,668.00 feet and West
177.84 feet from the Southeast corner of the Southeast Quarter
of the Northeast Quarter of said Section 31 and running thence
South 58° 31' 41" West 237.82 feet, thence South 59° 53' 31"
West 473.44 feet to the centerline of Madison County Road
#1400, thence along said centerline North 67° 42' 11" West
50.66 feet, thence leaving said centerline North 46° 56' 04"**

**East 715.47 feet, thence South 43° 03' 56" East 200.00 feet to
the Point of Beginning, containing 2.00 acres, more or less.**

Street Address: 1400 Madison 1400, Huntsville, AR 72740

WHEREAS on October 24, 2017, Shannon Roberts and Darren Roberts, wife and husband and Patricia K. Hatfield, an unmarried woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., which was recorded on **November 2, 2017, as Instrument Number L201702728**, in the real estate records of Madison County, Arkansas. The beneficial interest of said Mortgage has been assigned to Selene Finance, LP, which is the party initiating foreclosure. The party initiating foreclosure is SELENE FINANCE, LP 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

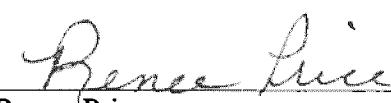
WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged 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 North McKinley, Ste 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 December 29, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR SELENE FINANCE, LP

By:


Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

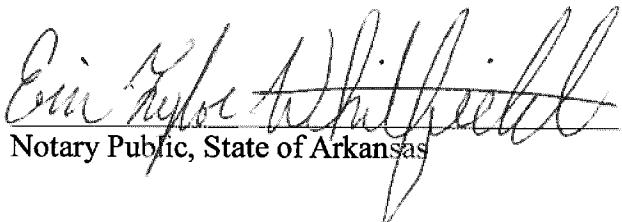
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 29 day of December, 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 SELENE FINANCE, LP, 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.

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

My Commission Expires:

6-18-2031


Notary Public, State of Arkansas

[PLG 25-015258-1]

