

Reserved for recording
purposes ONLY.

eRECORDING

2026-10181

Certificate of Record
GREENWOOD DISTRICT
SEBASTIAN COUNTY, ARKANSAS
SHARON BROOKS, CO CLERK & RECORDER
05/20/2026 03:26:00 PM
RECORDING FEE 40.00
Pages: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-002600-11

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Austin Coe, Miranda Coe
(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 March 12, 2026, AS INSTRUMENT NUMBER 2026-05068, IN THE OFFICE OF THE CIRCUIT CLERK OF SEBASTIAN (GREENWOOD DISTRICT) COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM May 26, 2026 AT OR ABOUT 03:30 PM TO **July 7, 2026, AT OR ABOUT 03:30 PM.**

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 **July 7, 2026, at or about 03:30 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Sebastian County Courthouse, 301 East Center Street, Greenwood, AR 72936** 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 Sebastian (Greenwood District) County, Arkansas more particularly described as follows:

**A part of Government Lot 5 of Section 3, Township 4 North, Range 31
West, in Sebastian County, Arkansas, being more particularly**

described as follows: Beginning a found set stone for the Northwest Corner of said Government Lot 5, thence along the West line thereof South 01 degree 54 minutes 28 seconds West, 571.58 feet to a set mag nail on the centerline of Arkansas Highway 96; thence along said centerline through the following courses: North 57 degrees 53 minutes 07 seconds East, 112.35 feet; North 59 degrees 41 minutes 07 seconds East, 92.37 feet; North 60 degrees 21 minutes 46 seconds East, 80.79 feet; North 60 degrees 02 minutes 15 seconds East, 29.60 feet; North 61 degrees 29 minutes 33 seconds East, 128.07 feet; North 66 degrees 06 minutes 46 seconds East, 148.30 feet; North 71 degrees 16 minutes 04 seconds East, 128.17 feet; North 72 degrees 51 minutes 03 seconds East, 164.56 feet; North 73 degrees 25 minutes 16 seconds East, 282.80 feet and North 72 degrees 25 minutes 00 seconds East, 260.50 feet to a point on the North line of Government Lot 5 (a set mag nail for the Northeast Corner of said Government Lot 5 bears South 88 degrees 14 minutes 15 seconds East, 18.08 feet from this point); thence North 88 degrees 14 minutes 15 seconds West, 1298.48 feet to the Point of Beginning, according to survey by Cornerstone Surveying, dated October 14, 2021 as Job # 21-954. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Street Address: 940 West Highway 96, Mansfield, AR 72944

WHEREAS on February 10, 2023, AUSTIN COE AND MIRANDA COE, HUSBAND AND WIFE executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Firstar Bank which Mortgage was recorded on February 16, 2023 in Instrument Number 2023-03164, in the real estate records of Sebastian (Greenwood District) County, Arkansas. Said Mortgage is now held by NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, ITS SUCCESSORS AND ASSIGNS and which is the party initiating foreclosure. The party initiating foreclosure is NewRez LLC dba Shellpoint Mortgage Servicing and can be contacted at or in care of its servicer initiating foreclosure at: 75 Beattie Place, Suite 300, Greenville, SC 29601; 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 May 20, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING

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 20 day of May, 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 NewRez LLC dba Shellpoint Mortgage Servicing, 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 20 day of May, 2026.

My Commission Expires: 6-18-2031
Erin Tylor Whitfield
Notary Public, State of Arkansas

