

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 25-002600-11

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: AUSTIN COE, MIRANDA COE
(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 **May 26, 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 Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.* 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 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 Firststar Bank, which was recorded on **February 16, 2023 as Instrument Number 2023-03164**, in the real estate records of Sebastian (Greenwood District) County, Arkansas. The beneficial interest of said Mortgage has been assigned to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, ITS SUCCESSORS AND ASSIGNS, 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.

