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ELECTRONIC RECORDING
2026R-004800
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
03/10/2026 10:44:17 AM
RECORDING FEE: 165.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-013477-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: JUAN N. BOCANEGRA
(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 15, 2026, at or about 12:30 PM**, the subject real property described herein below will be sold **at the main entrance of the Craighead County Courthouse, 511 South Main Street, Jonesboro, AR 72401** 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 Craighead (Jonesboro - Western District) County, Arkansas more particularly described as follows:

Tract 1: Part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Begin at the Northeast corner of the

Northeast Quarter of the Northeast Quarter of Section 12, Township 14 North, Range 3 East, Craighead County, Arkansas; thence South along the East line of the Northeast Quarter of the Northeast Quarter of Section 12 aforesaid, 136.33 feet; thence South 89 degrees 42'00" West 660.00 feet; thence North 136.33 feet to the North line of Section 12 aforesaid; thence North 89 degrees 42'00" East along said North line 660.00 feet to the point of beginning, and being subject to road right of way along the East side thereof. Tract 2: Part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Begin at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 1, Township 14 North, Range 3 East, Craighead County, Arkansas; thence South 89 degrees 42'00" West along the South line of the Southeast Quarter of the Southeast Quarter of Section 1 aforesaid, 660.00 feet; thence North 40.55 feet to the South line of Cherry Hills Subdivision; thence South 88 degrees 24'13" East along said South line of Cherry Hills Subdivision 660.25 feet to the East line of the Southeast Quarter of the Southeast Quarter of Section 1 aforesaid; thence South along said East line 18.70 feet to the point of beginning, and being subject to road right of way along the East side thereof.

Street Address: 1921 North Culberhouse Street, Jonesboro, AR 72401

WHEREAS on September 23, 2022, Juan N Bocanegra and Jessica McBroome, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Simmons Bank, which was recorded on **September 26, 2022 as Instrument Number 2022R-020864**, in the real estate records of Craighead (Jonesboro - Western District) 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

