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2026-004724

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THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-000981-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: BRIAN L GAMBLE, CAROLYN R GAMBLE
(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 8, 2026, at or about 09:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Saline County Courthouse, 200 North Main Street, Benton, AR 72015** 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 Saline County, Arkansas more particularly described as follows:

All that part of the Northeast Quarter of the Southeast Quarter of Section 26, Township 1 South, Range 15 West, Saline County, Arkansas, more fully described as follows: Commencing at the Southeast corner of said NE 1/4 SE 1/4; run thence North along the East line there of 38.3 feet to the West line of Congo Road; thence North 20 degrees 00 minutes West along said West line for 120 feet to the point of beginning of land herein described; thence South 70 degrees 00 minutes West for 232 feet; thence North 20 degrees 00 minutes West for 90 feet; thence North 70 degrees 00 minutes East for 232 feet to

the West line of Congo Road; thence South 20 degrees 00 minutes East along said West line of road for 90 feet to the point of beginning.

Street Address: 4377 Congo Road, Benton, AR 72019

WHEREAS on December 20, 2002, Brian L Gamble and Carolyn R Gamble executed a Mortgage in favor of Bank of America, N.A., which was recorded on **January 7, 2003 in Book Doc 03, Page 001921**, in the real estate records of Saline County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, which is the party initiating foreclosure. The party initiating foreclosure is U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST 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.

