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L202661209
BENTON CO. AR FEE $40.00
PRESENTED & E-RECORDED
10/29/2026 02:44:52 PM
BRENDA DESHIELDS
Circuit Clerk & Recorder

THIS FORM PREPARED BY:
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-014069-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **Jerry Dean Hubbard, Myrna Jeanne Hubbard**
(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 August 14, 2026, AS INSTRUMENT NUMBER L202647191, IN THE OFFICE OF THE CIRCUIT CLERK OF BENTON COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM October 27, 2026, AT OR ABOUT 09:00 AM **TO January 8, 2027, AT OR ABOUT 09:00 AM.**

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 **January 8, 2027, at or about 09:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Benton County Courthouse, 102 Northeast A Street, Bentonville, AR 72712** 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 Benton County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BENTON, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS: PART OF THE SE 1/4 OF THE SW 1/4

OF SECTION 31, T20-N, R-31-W, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N 00 DEGREES 17`35" E 417.42 FEET FROM THE SW CORNER OF SAID SE 1/4, SW 1/4, SECTION 31, SAID POINT BEING IN ARKANSAS STATE HIGHWAY 279 (MT. OLIVE ROAD); THENCE N 00 DEGREES 17`35" E 208.71 FEET ALONG AND IN SAID HIGHWAY; THENCE EAST 208.71 FEET; THENCE S 00 DEGREES 17`35" W 208.71 FEET; THENCE WEST 208.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS.

Street Address: 9664 Highway 279, Centerton, AR 72719

WHEREAS on September 28, 2023, JERRY DEAN HUBBARD AND MYRNA JEANNE HUBBARD, HUSBAND AND WIFE executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Valon Mortgage, Inc. which Mortgage was recorded on **October 4, 2023 in Instrument Number L202351308,** in the real estate records of Benton County, Arkansas. Said Mortgage is now held by NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING which is the party initiating foreclosure. The party initiating foreclosure is Newrez LLC d/b/a/ 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 October 23, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR NEWREZ LLC D/B/A/ 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 23 day of October, 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 d/b/a/ 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 23 day of October, 2026.

Erin Tylor Whitfield
Notary Public, State of Arkansas

My Commission Expires:
6-18-2031

ERIN TYLOR WHITFIELD NOTARY PUBLIC ARKANSAS FAULKNER COUNTY 12714929 EXPIRES 6-18-2031

L202661209.004



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202661209**
10/29/2026 02:44:52 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder