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ELECTRONIC RECORDING
2026R-023683
CERTIFICATE OF RECORD
LAKE CITY DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
11/06/2026 02:58:39 PM
RECORDING FEE: 55.00
PAGES: 3

THIS FORM PREPARED BY:
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-014995-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **Steve Harvey Sr., Amanda Harvey**
(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 4, 2026, AS INSTRUMENT NUMBER 2026R-016407 IN THE OFFICE OF THE CIRCUIT CLERK OF CRAIGHEAD (LAKE CITY - EASTERN DISTRICT) COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM October 8, 2026 AT OR ABOUT 11:00 AM **TO December 14, 2026, AT OR ABOUT 11:00 AM**. SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO November 12, 2026.

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 **December 14, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Craighead County Courthouse, Eastern District Court, 107 Cobean Blvd., Lake City, AR 72437** 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 Craighead (Lake City - Eastern District) County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CRAIGHEAD, STATE of Arkansas, AND IS DESCRIBED AS FOLLOWS: ALL OF LOTS 150, 151 AND 152 OF BLOCK 5 OF THE ORIGINAL SURVEY TO MONETTE, ARKANSAS.

Street Address: 114 South Nance, Monette, AR 72447

WHEREAS on July 19, 2013, Amanda Harvey and Steve Harvey, Sr, wife and husband executed a Mortgage in favor of Northeast Arkansas Federal Credit Union which Mortgage was recorded on **August 12, 2013 in Instrument Number LC2013R-1028, and modified in Instrument Number 2023R-020930** in the real estate records of Craighead (Lake City - Eastern District) County, Arkansas. Said Mortgage is now held by Selene Finance, LP and 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 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 30, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR SELENE FINANCE, LP

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 30 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 SELENE FINANCE, LP, 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 30 day of October, 2026.

Erin Tylor Whitfield
Notary Public, State of Arkansas

My Commission Expires:
6-18-2031

