Recorded in Land Records Record
Book 2026 Page 3113
Filed on 10/16/2026 02:50 PM
Calhoun County, Ar
Jeanie Smith, Circuit Clerk

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 26-015609-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **CHARLES WETHERBEE, DANA WETHERBEE**
(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 **December 22, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Calhoun County Courthouse, 309 West Main Street, Hampton, AR 71744** 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 Calhoun County, Arkansas more particularly described as follows:

A part of the NE 1/4 of the NW 1/4 of Section 33, Township 13 South, Range 15 West, more particularly described as follows, to - wit: Commencing at an existing concrete monument, marking the northwest corner of the northeast quarter of the northwest quarter of Section 33, Township 13 South, Range 15 West, Calhoun County, Arkansas and thence South 00 degrees 10 minutes 59 seconds East 425.00 feet along the west line of said forty for a point of beginning; thence North 79 degrees 18 minutes 45 seconds East 420 feet parallel to the Northerly right-of-way of State Highway No. 4; thence South 00 degrees

10 minutes 59 seconds East 210.00 feet to said right-of-way; thence along a curve to the left, said curve having a radius of 2530.23 feet, an arc length of 426.87 feet and being subtended by a chord that bears South 75 degrees 24 minutes 57 seconds West 426.36 feet to the West line of said forty; thence North 00 degrees 10 minutes 59 seconds West 239.47 feet along said West line to the point of beginning.

Street Address: Route 1 Box 57, Hampton, AR 71744

WHEREAS on November 20, 2002, Charles A. Wetherbee and Dana L. Wetherbee, Husband and wife executed a Mortgage in favor of Heartland Community Bank, which was recorded on **November 26, 2002 in Book 142, Page 543,** in the real estate records of Calhoun 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.

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WITNESS my hand this October 12, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

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 12 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 Professional Association, 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., a Company, the Trustee for U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust, and was duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said Company, 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 12 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

[PLG 26-015609-1]

SEAL OF CIRCUIT COURT CALHOUN COUNTY, ARKANSAS

Calhoun County, Ar
I certify this instrument was filed
on 10/16/2026 02:50 PM
and recorded in the Land Records Record
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Jeanie L. Smith, Circuit Clerk
By: _____ D.C.