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2026-023161
I certify this instrument
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Saline County Circuit Clerk

Pages: 3
ER

THIS FORM PREPARED BY:
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-013348-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **Jackie Barker, Jr., Sherry Barker**
(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 December 19, 2025, AS INSTRUMENT NUMBER 2025-024473, IN THE OFFICE OF THE CIRCUIT CLERK OF SALINE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM February 27, 2026, AT OR ABOUT 9:00 AM **TO January 6, 2027, AT OR ABOUT 09:00 AM**. SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO April 16, 2026, June 25, 2026, August 28, 2026, and October 30, 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 **January 6, 2027, 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 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 Saline County, Arkansas more particularly described as follows:

ALL THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID N1/2, SE1/4, SECTION 14; THENCE WEST ALONG THE NORTH LINE THEREOF 2428.7 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF REED STREET; THENCE SOUTH CROSSING REED STREET AND ALONG THE CENTERLINE OF LIBERTY STREET FOR 710.28 FEET TO THE SW CORNER OF GLENN ADAMS (DEED BK. 342, PG. 355) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE CENTERLINE OF LIBERTY STREET FOR 41.00 FEET TO THE NW CORNER OF RALPH SHELNUTT (DEED BK. 334, PG. 444); THENCE EAST ALONG THE NORTH LINE THEREOF 150 FEET MORE OR LESS TO THE WEST LINE OF FRED NORWOOD (DEED BK. 348, PG. 222); THENCE IN A NORTHERLY DIRECTION TO THE SE CORNER OF GLENN ADAMS (DEED BK. 342, PG. 355); THENCE N 86°35` W ALONG THE SOUTH LINE THEREOF FOR 153.4 FEET TO THE POINT OF BEGINNING

Street Address: 1608 Liberty Street, Benton, AR 72015

WHEREAS on March 17, 2003, Jackie Barker Jr and Sherry Barker, husband and wife executed a Mortgage in favor of New Century Mortgage Corporation which Mortgage was recorded on **March 24, 2003 in Book 03, Page 25068, and modified in Instrument Number 2024-003569** in the real estate records of Saline County, Arkansas. The party initiating foreclosure is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF 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 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 19, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF 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 19th day of October, 2026, before me, ~~Erin Tylor Whitfield~~ Kate Cravens, 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 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, 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 19th day of October, 2026.

My Commission Expires:

KATE CRAVENS
MY COMMISSION # 12398655
EXPIRES: May 14, 2034
Pulaski County

Notary Public, State of Arkansas