

Reserved for recording
purposes ONLY.

2026R-0564
MORTGAGE BOOK PAGES: 3
I CERTIFY THIS INSTRUMENT WAS
FILED FOR RECORD ON
02/18/2026 01:01:05 PM
POLK COUNTY, AR
MICHELLE HEATH SCHNELL, CIRCUIT CLERK
BY: DELINA

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-013514-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Katherine Squier
(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 October 16, 2025, AS INSTRUMENT 2025R-3395, IN THE OFFICE OF THE CIRCUIT CLERK OF POLK COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM January 7, 2026, AT OR ABOUT 10:00 AM **TO April 15, 2026, AT OR ABOUT 10:00 AM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO February 18, 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 **April 15, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Polk County Courthouse, 507 Church Street, Mena, AR 71953** 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 Polk County, Arkansas more particularly described as follows:

**LOT THREE (3) OF ROLLING KNOLLS ADDITION, MENA,
POLK COUNTY, ARKANSAS. SUBJECT TO RESTRICTIONS**

**FOUND IN MISC. BOOK M-159, PAGES 640-642, 12/04/1979.
SUBJECT TO ANY PUBLIC UTILITY OR ROADWAY
EASEMENTS OR CITY ZONING ORDINANCES AS MAY NOW
EXIST**

Street Address: 811 Karen Drive, Mena, AR 71953

WHEREAS on May 3, 2010, Katherine Squier, a single woman, and unto heirs and assigns forever executed a Mortgage in favor of Wells Fargo Bank, N.A which Mortgage was recorded on **June 9, 2010, in Book 2010, Page 6446**, in the real estate records of Polk County, Arkansas. 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 February 18, 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

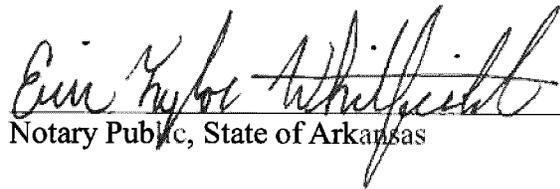
Little Rock, AR 72205

(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 18 day of February, 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 18 day of February, 2026.



Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

