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L202602575

MADISON CO. AR FEE \$40.00

PRESENTED & RECORDED

08/31/2026 08:41:38

TIFFANY MCDANIEL

CIRCUIT CLERK AND RECORDER

BY: MCKAYLA MCCONNELL

DEPUTY CLERK

MISCELLANEOUS FEE

3 Pages

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-015258-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: Shannon Roberts

(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 30, 2025, AS INSTRUMENT NUMBER L202503584, IN THE OFFICE OF THE CIRCUIT CLERK OF MADISON COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM March 12, 2026 AT OR ABOUT 11:00 AM **TO November 19, 2026, AT OR ABOUT 11:00 AM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO May 7, 2026, July 2, 2026, August 13, 2026, and September 24, 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 **November 19, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Madison County Courthouse, 201 West Main Street, Huntsville, AR 72740** 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 Madison County, Arkansas more particularly described as follows:

A part of the East Half of Northeast Quarter of Section 31, Township 18 North, Range 25 West, Madison County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is North 1,668.00 feet and West 177.84 feet from the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 31 and running thence South 58° 31' 41" West 237.82 feet, thence South 59° 53' 31" West 473.44 feet to the centerline of Madison County Road #1400, thence along said centerline North 67° 42' 11" West 50.66 feet, thence leaving said centerline North 46° 56' 04" East 715.47 feet, thence South 43° 03' 56" East 200.00 feet to the Point of Beginning, containing 2.00 acres, more or less.

Street Address: 1400 Madison 1400, Huntsville, AR 72740

WHEREAS on October 24, 2017, Shannon Roberts and Darren Roberts, wife and husband and Patricia K. Hatfield, an unmarried woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc. which Mortgage was recorded on **November 2, 2017 in Instrument Number L201702728**, in the real estate records of Madison 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 August 26, 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 26 day of August, 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 26 day of August, 2026.

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
Notary Public, State of Arkansas

