

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 26-016107-1**

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: JAMES CARLTON WEEHUNT**  
(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 **November 20, 2026, at or about 10:30 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Miller County Courthouse, 400 Laurel Street, Texarkana, AR 71854** 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 Miller County, Arkansas more particularly described as follows:

**The land referred to herein below is situated in the County of Miller, State of Arkansas, and is described as follows: A part of the Southeast Quarter (SE 1/4) of Section Twenty-six (26), also a part of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), all in Township Fifteen (15) South, Range Twenty-eight (28) West, Miller County, Arkansas, being more particularly described as follows: Tract One: A part of the Southeast Quarter (SE 1/4) of Section Twenty-six (26), Township Fifteen (15) South, Range Twenty-eight (28) West, Miller County, Arkansas, and being more particularly described as follows:**

**Beginning at the Southeast corner of said Section 26; thence S 89 deg. 57 min. W, with the South line of said Section 26, a distance of 447.32 feet; thence N 00 deg. 48 min. E, 195.77 feet to a point in the South side of the Tennessee Road; thence with said South side of Tennessee Road, the following courses and distances: S 83 deg. 51 min. E, 42.00 feet; S 64 deg. 29 min. E, 250.00 feet; and S 66 deg. 01 min. E, 193.96 feet; thence South, with the East line of said Section 26, a distance of 24.00 feet to the Point of Beginning, and containing 1.04 acres of land, more or less. Tract Two: A part of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Township Fifteen (15) South, Range Twenty-eight (28) West, Miller County, Arkansas, and being more particularly described as follows: Beginning at the Northeast corner of said Section 35; thence South, with the East line of said Section 35, and with fence line, 1300.00 feet; thence West, 636.98 feet; thence N 00 deg. 35 min. 30 sec. W, 445.32 feet; thence East, with fence line, 188.45 feet; thence North, with fence line, 438.25 feet; thence N 00 deg. 48 min. E, with fence line, 415.98 feet to a point in the North line of said Section 35; thence N 89 deg. 57 min. E, with said North line of Section 35, a distance of 447.32 feet to the Point of Beginning, and containing 15.50 acres of land, more or less. Being a combined total of 16.54 acres of land, more or less, in the above described Tract One and Tract Two.**

**Street Address: 6512 Tennessee Rd, Texarkana, AR 71854**

WHEREAS on April 28, 2025, James Carlton Weehunt, surviving spouse of Jamie Lynne Weehunt executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Loandepot.com, LLC, its successors and assigns, which was recorded on **May 6, 2025 as Instrument Number 2025R002902**, in the real estate records of Miller County, Arkansas. The beneficial interest of said Mortgage has been assigned to Selene Finance LP, 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 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.

WITNESS my hand this September 8, 2026.

TIMOTHY D. PADGETT, P.A.  
SUBSTITUTE TRUSTEE 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

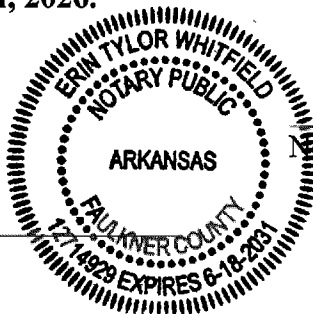
STATE OF ARKANSAS    )  
                                          ) ss.  
COUNTY OF PULASKI    )

On this 8 day of September, 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 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 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.

8 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of September, 2026.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield  
Notary Public, State of Arkansas

[PLG 26-016107-1]