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**2025-009670**  
I certify this instrument  
was filed on:  
**05/30/2025 02:32:57 PM**  
**Myka Bono Sample**  
**Saline County Circuit Clerk**

Pages: 3  
ER

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**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
**415 North McKinley**  
**Ste 1177**  
**Little Rock, AR 72205**  
**(850) 422-2520**  
**PLG 24-013511-1**

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: Brett Henry**  
(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 February 5, 2025, AS INSTRUMENT NUMBER 2025-001940, IN THE OFFICE OF THE CIRCUIT CLERK OF SALINE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM April 18, 2025, AT OR ABOUT 09:00 AM **TO September 25, 2025, AT OR ABOUT 09:00 AM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO June 27, 2025.

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 **September 25, 2025, 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:

**A parcel of land lying in the NE 1/4 NW 1/4 of Section 28, Township 1 North, Range 15 West, Saline County, Arkansas, being more particularly described as follows: Commencing at the NE corner of the NW 1/4, Section 28: thence run along the East line of the NW 1/4, Section 28, South 03 degrees 57 minutes 27 seconds East, 330 feet to a point; thence continue South 03 degrees 57 minutes 27 seconds East 330 feet to a point; thence run along the centerline of a 50 foot road right-of-way. South 86 degrees 23 minutes 56 seconds West, 650 feet to a point, run thence North 03 degrees 57 minutes 27 seconds West, 330 feet to a point; thence run North 86 degrees 23 minutes 56 seconds East, 650 feet to the point of beginning. Together with that certain 2000 Dutch Housing by Champion 76x28 012091LDW mobile home with Vehicle Identification Number(s): DHIN29843FA/B; Cert. of Title 99710850599**

**Street Address: 2818 Robert O Smith Road, Alexander, AR 72002**

WHEREAS on July 17, 2023, Brett Henry, single man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans which Mortgage was recorded on **July 21, 2023 in Instrument Number 2023-012705**, in the real estate records of Saline County, Arkansas. Said Mortgage is now held by Servis One, Inc. DBA BSI Financial Services and which is the party initiating foreclosure. The party initiating foreclosure is SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES and can be contacted at or in care of its servicer initiating foreclosure at: BSI Financial Services, Inc., 314 S Franklin St., Titusville, PA 16354, at Telephone Number 716-961-8319; 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 May 30, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES

By: Renee Price

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

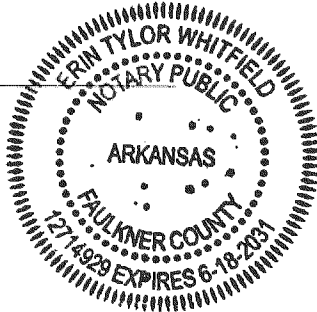
STATE OF ARKANSAS                     )  
   ) ss.  
COUNTY OF PULASKI                     )

On this 30 day of May, 2025, 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 SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, 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 30 day of May, 2025.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield  
Notary Public, State of Arkansas