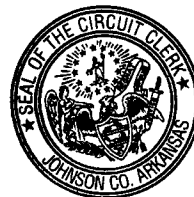


Reserved for recording
purposes ONLY.



L202502134
JOHNSON CO. AR FEE \$40.00
PRESENTED & RECORDED
05/27/2025 08:38:20
MONICA KING
CIRCUIT CLERK
BY: ANNA GILMER
DEPUTY CLERK
BK: 1 2025009
PG: 266 - 268

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 23-010644-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Kris M Harkey
(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 JANUARY 27, 2025, AS BOOK 2025002, PAGE 219 AND INSTRUMENT NUMBER L202500307, IN THE OFFICE OF THE CIRCUIT CLERK OF JOHNSON COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM April 7, 2025, AT OR ABOUT 11:00 AM TO **August 11, 2025, AT OR ABOUT 11:00 AM**. SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO June 02, 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 **August 11, 2025, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Johnson County Courthouse, 215 West Main Street, Clarksville, AR 72830** 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 Johnson County, Arkansas more particularly described as follows:

**TRACT 4 OF FISHERMAN'S WHARF, A SUBDIVISION IN
JOHNSON COUNTY, ARKANSAS ACCORDING TO SURVEY BY
ARKANSAS RIVER VALLEY SURVEYING DATED MAY 3, 2002,
JOB # 4498., CONTAINING 4.94 ACRES MORE OR LESS.**

Street Address: 2922 County Road 2243, Clarksville, AR 72830

WHEREAS on December 29, 2022, KRIS M. HARKEY, A SINGLE PERSON executed a Mortgage in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as mortgagee, as nominee for MORTGAGE SOLUTIONS OF COLORADO, LLC which Mortgage was recorded on **December 30, 2022 in Book 2022024, Page 102 and Instrument Number L202206039**, in the real estate records of Johnson County, Arkansas. Said Mortgage is now held by Mortgage Solutions of Colorado, LLC dba Mortgage Solutions Financial and which is the party initiating foreclosure. The party initiating foreclosure is MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL and can be contacted at or in care of its servicer initiating foreclosure at: Mortgage Solutions Financial of Colorado, LLC d/b/a Mortgage Solutions Financial, 7450 Campus Drive suite 200, Colorado Springs, CO 80920, at Telephone Number (866) 204-1023; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

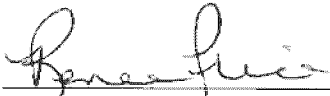
WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged 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 23, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A
MORTGAGE SOLUTIONS FINANCIAL

By: 
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 23 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 MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL, 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 23 day of May, 2025.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
 Notary Public, State of Arkansas



CERTIFICATE OF RECORD
 STATE OF ARKANSAS, COUNTY OF JOHNSON
 I hereby certify that this instrument was
 Filed and Recorded in the Official Records
 in Doc Num L202502134
 05/27/2025 08:38:20 AM
 MONICA KING
 JOHNSON COUNTY CIRCUIT CLERK
 By: **A. GILMER**