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ELECTRONIC RECORDING
2025R-018494
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
09/25/2025 01:48:07 PM
RECORDING FEE: 40.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 24-010399-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Harold Frazier Sr, Jerene Frazier
(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 15, 2024, AS INSTRUMENT NUMBER 2024R-018454, IN THE OFFICE OF THE CIRCUIT CLERK OF CRAIGHEAD (JONESBORO - WESTERN DISTRICT) COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM December 23, 2024, AT OR ABOUT 2:30 PM **TO November 10, 2025, AT OR ABOUT 12:30 PM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO FEBRUARY 7, 2025, APRIL 4, 2025, MAY 12, 2025, JUNE 23, 2025, AUGUST 8, 2025, AND SEPTEMBER 29, 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 **November 10, 2025, at or about 12:30 PM**, the subject real property described herein below will be sold **at the main entrance of the Craighead County Courthouse, 511 South Main Street, Jonesboro, AR 72401** 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 Craighead (Jonesboro - Western District) County, Arkansas more particularly described as follows:

**THE SOUTH 50 FEET OF THE NORTH 362 FEET OF LOT 2 OF
HANNAH WEBB SUBDIVISION OF THE SOUTH HALF OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH,
RANGE 4 EAST, BEING A LOT 50 FEET BY 278 FEET.**

Street Address: 706 North Caraway Road, Jonesboro, AR 72401

WHEREAS on October 23, 2003, Harold Frazier Sr & Jerene Frazier, his wife executed a Mortgage in favor of Liberty Bank of Arkansas which Mortgage was recorded on **October 27, 2003, in Book MTG 1025, Page 824**, in the real estate records of Craighead (Jonesboro - Western District) 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 September 24, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

By: _____

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

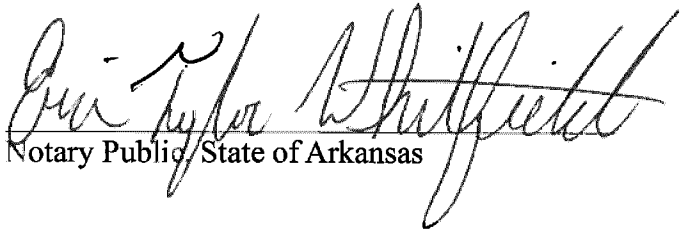
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 24 day of September, 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 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 24 day of September, 2025.

My Commission Expires:

6-18-2031


Notary Public, State of Arkansas

