

2025-020402

I certify this instrument
was filed on:

10/23/2025 08:01:04 AM

**Myka Bono Sample
Saline County Circuit Clerk**

Pages: 3

ER

THIS FORM PREPARED BY:

**Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-011736-1**

**Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Jelks C. Ladd
(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 SEPTEMBER 17, 2025, AS INSTRUMENT NUMBER 2025-017389, IN THE OFFICE OF THE CIRCUIT CLERK OF SALINE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM NOVEMBER 24, 2025, AT OR ABOUT 01:00 PM **TO January 23, 2026, AT OR ABOUT 01:00 PM.**

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 **January 23, 2026, at or about 01:00 PM**, 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 SITUATED IN THE STATE OF ARKANSAS,
COUNTY OF SALINE, WITH A STREET LOCATION ADDRESS**

**OF 8011 OLIVE HILL DR; MABELVALE, AR 72103-3696
CURRENTLY OWNED BY JELKS C LADD AND BETTY A LADD
HAVING A TAX IDENTIFICATION NUMBER OF 001-01147-000
AND BEING THE SAME PROPERTY MORE FULLY DESCRIBD
IN BOOK/PAGE OR DOCUMENT NUMBER 50951 AND
FURTHER DESCRIBED AS E/2 SE NW SE 2002-50951**

Street Address: 8011 Olive Hill Drive, Mabelvale, AR 72103

WHEREAS on August 17, 2006, Jelks C Ladd and Betty A Ladd husband and wife executed a Mortgage in favor of U.S. Bank National Association N.D. which Mortgage was recorded on **September 8, 2006, in Doc Book 06, Page 100816**, in the real estate records of Saline County, Arkansas. The party initiating foreclosure is U.S. BANK NATIONAL ASSOCIATION and can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, at Telephone Number 1-800-365-7772; 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 October 22, 2025.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR U.S. BANK NATIONAL ASSOCIATION

By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

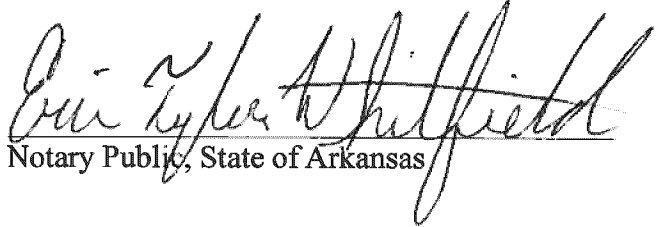
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 22 day of October, 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 U.S. BANK NATIONAL ASSOCIATION, 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 22 day of October, 2025.

My Commission Expires:

6-18-2031


Notary Public, State of Arkansas

