

Reserved for recording
purposes ONLY.

2025047418
PULASKI CO. AR FEE \$25.00
PRESENTED
8/29/2025 11:32:43 AM
RECORDED
08/29/2025 11:49:47 AM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: NICOLE TUCKER
DEPUTY RECORDER

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 24-011682-1



Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Ulysses Smith
(or as otherwise noted by the recorder)

AMENDED TRUSTEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

THE "TRUSTEE'S NOTICE OF DEFAULT AND INTENTION TO SELL" RECORDED NOVEMBER 27, 2024, AS INSTRUMENT NUMBER 2024061753, IN THE OFFICE OF THE CIRCUIT CLERK OF PULASKI COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM FEBRUARY 3, 2025, AT OR ABOUT 10:00 AM **TO November 10, 2025, AT OR ABOUT 10:00 AM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO April 14, 2025, June 23, 2025, and September 05, 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 10:00 AM**, the subject real property described herein below will be sold at **the Main Entrance to the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201** 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 Deed of Trust is located in Pulaski County, Arkansas more particularly described as follows:

Lot 96, Town & Country Estates Subdivision, now in the City of Little Rock, Pulaski County, Arkansas.

Street Address: 2 Curtis Cove, Little Rock, AR 72209

WHEREAS on April 16, 2014, Ulysses Smith, a married person, and Lindsay Smith executed a Deed of Trust for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Security Bank which Deed of Trust was recorded on **April 18, 2014, in Instrument Number 2014022031**, in the real estate records of Pulaski 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, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 August 29, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR U.S. BANK NATIONAL ASSOCIATION

By:



Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

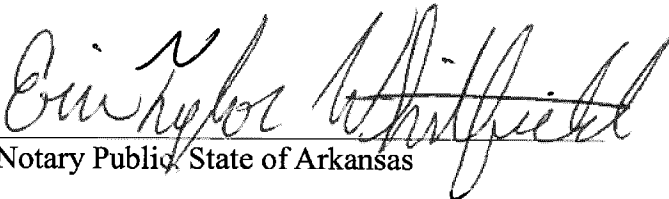
Little Rock, AR 72205

(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 29 day of August, 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 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 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 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 29 day of August, 2025.


Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

