

Reserved for recording
purposes ONLY.

2025R-06924
10/14/2025 09:05 AM
JEFFERSON COUNTY AR
FLORA COOK-BISHOP, CIRCUIT CLERK
RECORDING FEE 25.00

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-004517-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Lakendrick Battles
(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 April 8, 2025, AS INSTRUMENT NUMBER 2025R-02088, IN THE OFFICE OF THE CIRCUIT CLERK OF JEFFERSON COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM JUNE 18, 2025, AT OR ABOUT 01:00 PM **TO December 3, 2025, AT OR ABOUT 01:00 PM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO AUGUST 27, 2025, AND OCTOBER 22, 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 **December 3, 2025, at or about 01:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Jefferson County Courthouse, 101 West Barraque Street, Pine Bluff, AR 71601** 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 Jefferson County, Arkansas more particularly described as follows:

**LOT THIRTY THREE (33) OF NORTH BROADMOOR
SUBDIVISION UNIT NO. 1 TO THE CITY OF PINE BLUFF,
JEFFERSON COUNTY, ARKANSAS.**

Street Address: 903 Belmont Drive, Pine Bluff, AR 71601

WHEREAS on January 16, 2013, Lakendrick Battles, an unmarried person executed a Deed of Trust for the benefit of Mortgage Electronic Registration Systems Inc., as beneficiary, as nominee for Regions Bank d/b/a Regions Mortgage which Deed of Trust was recorded on **January 18, 2013 in Book 1322, Page 363, and modified in Book 1506, Page 556** in the real estate records of Jefferson 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 October 10, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE 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

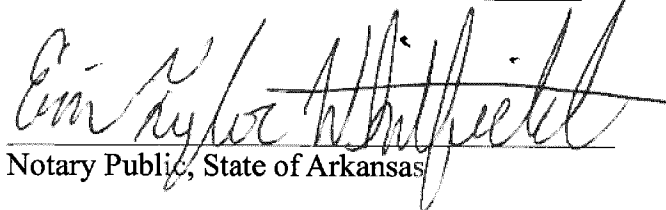
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

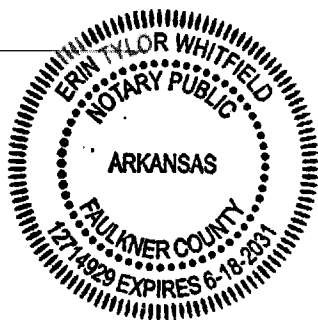
On this 10 day of October, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 10 day of October, 2025.

My Commission Expires:

6-18-2031


Notary Public, State of Arkansas



Certificate of Record

State of Arkansas, County of JEFFERSON COUNTY

I hereby certify that this instrument was

Filed and Recorded in the Official Records

Document Number: 2025R-06924

Recorded Date and Time: 10/14/2025 9:05:03 AM

FLORA COOK-BISHOP, Circuit Clerk

JEFFERSON COUNTY, AR

