
THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-006244-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: RAY C. MAIRS
(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 MAY 30, 2025, IN BOOK 4759, PAGE 750, IN THE OFFICE OF THE CIRCUIT CLERK OF GARLAND COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM AUGUST 06, 2025, AT OR ABOUT 12:00 PM **TO October 1, 2025, AT OR ABOUT 12:00 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 **October 1, 2025, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901** 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 Garland County, Arkansas more particularly described as follows:

**Lots 8 and 9 block 3 Unit One of Indian Lodge Lake Estate, as
recorded in Plat Book 1 at Page 51 and according to the Bill of
Assurance Recorded in Book 535 at Page 716 of the Deed and
Mortgage Records of Garland County, Arkansas.**

Street Address: 318 Northshore Drive, Hot Springs, AR 71913

WHEREAS on April 30, 2013, Ray C Mair, a married man as his sole & separate property executed a Mortgage in favor of Bank of America, N.A. which Mortgage was recorded on **August 27, 2013, in Book 3491, Page 74**, in the real estate records of Garland County, Arkansas. Said Mortgage is now held by Newrez LLC D/B/A Shellpoint Mortgage Servicing and which is the party initiating foreclosure. 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 July 30, 2025.

TIMOTHY D. PADGETT, P.A.

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

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)

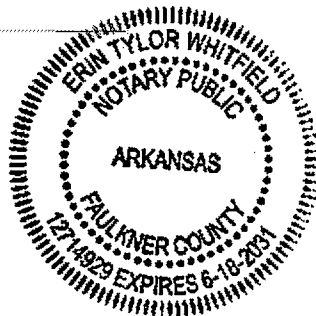
On this 30 day of July, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Company, to execute such instrument, 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 30 day of July, 2025.

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
 Notary Public/State of Arkansas



Trans: 396449

Total Fees: \$40.00

Garland County, AR

I certify this instrument was Electronically filed
on 07/30/2025 2:21PM

in DEED Book 4780 Pages 0182 - 0185

Kristie Womble-Hughes - Circuit Clerk