

Reserved for recording  
purposes ONLY.

**L202511614**  
WHITE CO. AR FEE \$40.00  
PRESENTED & RECORDED  
09/12/2025 15:13:29  
SARA BROWN-CARLTON  
CIRCUIT CLERK  
BY: BRIDGITTE BENNETT  
DEPUTY  
**BK: MISC 2025**  
**PG: 9811 - 9813**

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**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 25-008355-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: Joshua Allen Wayne Watkins**  
(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 July 14, 2025, AS BOOK MISC 2025, PAGE 7570 AND DOC NUMBER L202508650, IN THE OFFICE OF THE CIRCUIT CLERK OF WHITE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM SEPTEMBER 18, 2025, AT OR ABOUT 10:00 AM TO **October 20, 2025, AT OR ABOUT 10:00 AM.**

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 20, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the White County Courthouse, 300 North Spruce Street, Searcy, AR 72143** 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 White County, Arkansas more particularly described as follows:

**A parcel of land located in SW 1/4 of the NE 1/4 of Section 17,  
Township 6 North, Range 10 West, White County, Arkansas, being**

**more particularly described as being bounded by a line beginning at the center section of said Section 17, Township 6 North, Range 10 West; Thence running North 01 degrees 32 minutes 42 seconds West 161.83 feet, thence running North 88 degrees 53 minutes 47 seconds East 269.16 feet; thence running South 01 degrees 32 minutes 42 seconds East 161.83 feet; and thence running South 88 degrees 53 minutes 47 seconds West 269.16 feet to the Point of Beginning.**

**Street Address: 112 Howard Graham Road, El Paso, AR 72045**

WHEREAS on August 31, 2021, Joshua Allen Wayne Watkins, an unmarried man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Academy Mortgage Corporation which Mortgage was recorded on **September 30, 2021, in Book MORT 2021, Page 32653**, in the real estate records of White 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 September 12, 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

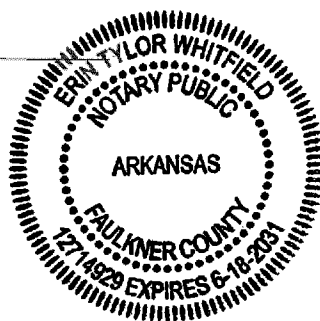
STATE OF ARKANSAS                     )  
   ) ss.  
 COUNTY OF PULASKI                    )

On this 12 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 12 day of September, 2025.

My Commission Expires:

6-18-2031



*Erin Tylor Whitfield*  
 Notary Public, State of Arkansas