

Reserved for recording  
purposes ONLY.

**2026-00266**

**CRITTENDEN COUNTY, ARKANSAS  
FILED FOR RECORD  
01/20/2026 09:59 AM  
TERRY HAWKINS, CIRCUIT CLERK  
BY: STACEY MCDERMOTT**

**PAGE #: 3**

**This Document was eRe**

---

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 25-013608-1**

**Grantor: TIMOTHY D. PADGETT, P.A.  
Grantee: Sylvester Person  
(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 November 14, 2025, AS INSTRUMENT NUMBER 2025-05171, IN THE OFFICE OF THE CIRCUIT CLERK OF CRITTENDEN COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM January 22, 2026 AT OR ABOUT 10:00 AM TO **February 24, 2026, 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 **February 24, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Crittenden County Courthouse, 100 Court Street, Marion, AR 72364** 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 Crittenden County, Arkansas more particularly described as follows:

**Lot 2 in Block 5 of the Turrell Heights Subdivision in the Town of Turrell, Arkansas, as shown by a plat of record in Plat Book 2 at Page 341, SUBJECT to conditions, covenants, restrictions, easements and set-back lines as shown on the recorded plat.**

**Street Address: 92 Riddle Avenue, Turrell, AR 72384**

WHEREAS on November 16, 2021, Sylvester Person and Teresa Person executed a Mortgage in favor of NewRez LLC D/B/A NewRez Mortgage which Mortgage was recorded on **January 20, 2022 in Instrument Number 2022-00324**, in the real estate records of Crittenden County, Arkansas. Said Mortgage is now held by CitiBank, N.A., not in its Individual Capacity, but solely as Owner Trustee of the New Residential Mortgage Loan Trust 2023-1 and which is the party initiating foreclosure. The party initiating foreclosure is Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2023-1 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.

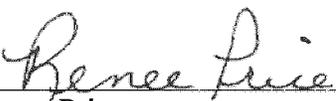
The undersigned is an active, licensed member of the Bar of the Supreme Court of the State of Arkansas, and the law firm of the undersigned maintains an office at 415 N. McKinley St., Suite 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public during regular 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 January 19, 2026.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2023-

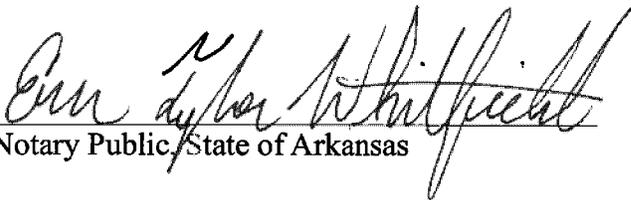
1

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 19 day of January, 2026, 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 Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2023-1, 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 19 day of January, 2026.

  
Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

