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Filed For Record
Drew County, AR
Beverly Burks, Circuit Clerk
By JB

JAN 20 2026

AM 1/2/3/4/5/6/7/8/9/10/11/12PM

114862

THIS FORM PREPARED BY:
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-015001-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Andre L. Lewis
(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 18, 2025, AS INSTRUMENT NUMBER 114515, IN THE OFFICE OF THE CIRCUIT CLERK OF DREW COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM January 29, 2026 AT OR ABOUT 02:30 PM TO **April 17, 2026, AT OR ABOUT 09:00 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 **April 17, 2026, at or about 09:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Drew County Courthouse, 210 South Main, Monticello, AR 71655** 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 Drew County, Arkansas more particularly described as follows:

Lot No. 70 in Unit No. 3 of Western Pines Subdivision of a part of the South Half of the Northeast (S 1/2 of NE 1/4) and the North Half of the Southeast (N 1/2 of SE 1/4) of Section 28, Township 12 South, Range 7 West as shown on the plat of Unit No. 3 of said Subdivision prepared by Smith Engineering Co. of Hot Springs, Arkansas, and recorded at Page 25 of Plat Book No. 1 in the Office of the Circuit Clerk and Ex-Officio Recorder of Drew County, Arkansas, and being in the City of Monticello.

Street Address: 111 Pinecrest Drive, Monticello, AR 71655

WHEREAS on August 10, 2007, Andre L. Lewis, a married man, and Bearlain Lewis, his wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for InstaMortgage.com which Mortgage was recorded on August 10, 2007 in Instrument Number 63032, and modified in Instrument Number 67534 and further modified in Instrument Number 74988 and Instrument Number 111073 in the real estate records of Drew County, Arkansas. Said Mortgage is now held by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust and which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition Trust and can be contacted at or in care of its servicer initiating foreclosure at: Selene Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019 at Telephone Number (877) 768-3759; 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.

