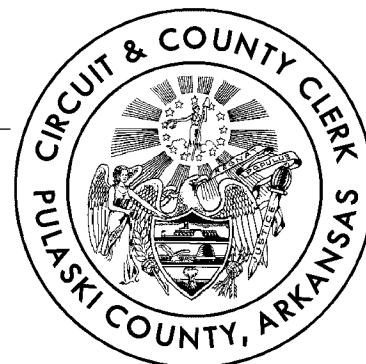


Reserved for recording  
purposes ONLY.

**2025069489**  
PULASKI CO. AR FEE \$40.00  
PRESENTED  
12/17/2025 11:41:50 AM  
RECORDED  
12/17/2025 01:05:29 PM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: DEBORAH ABRAMOVITZ  
DEPUTY RECORDER

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
**415 North McKinley**  
**Ste 1177**  
**Little Rock, AR 72205**  
**(850) 422-2520**  
**PLG 22-006235-5**



**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: Rita M Sanders**  
(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 13, 2025, AS INSTRUMENT NUMBER 2025062550, IN THE OFFICE OF THE CIRCUIT CLERK OF PULASKI COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM January 23, 2026, AT OR ABOUT 10:00 AM TO **May 11, 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 **May 11, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201** 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 Pulaski County, Arkansas more particularly described as follows:

**Part of Section 17, Township 1 South, Range 12 West, Pulaski County,**  
**Arkansas more particularly described as follows: Commencing at the**

**Southeast corner of said NE1/4 SW1/4, Section 17; thence North 02 degrees 29 minutes 20 seconds East, 99.22 feet; thence North 02 degrees 32 minutes East, 355.15 feet; thence North 24 degrees 03 minutes 07 seconds East, 805.0 feet to the point of beginning; thence North 65 degrees 42 minutes 28 seconds West, 489.45 feet to the centerline of Willow Springs Road; thence North 31 degrees 29 minutes 21 seconds East, 202.18 feet along the centerline of Willow Springs Road; thence North 32 degrees 20 minutes 06 seconds East, 68.82 feet along the centerline of Willow Springs Road; thence South 48 degrees 15 minutes 02 seconds East, 303.54 feet; thence South 56 degrees 30 minutes 55 seconds East, 166.47 feet; thence South 24 degrees 03 minutes 07 seconds West, 151.01 feet to the point of beginning.**

**Street Address: 3111 Willow Springs Road, Little Rock, AR 72206**

WHEREAS on November 24, 2014, Rita M Sanders, unmarried woman executed a Mortgage in favor of Regions Bank d/b/a Regions Mortgage which Mortgage was recorded on **November 26, 2014, in Instrument Number 2014070192**, in the real estate records of Pulaski County, Arkansas. The party initiating foreclosure is Regions Bank DBA Regions Mortgage and can be contacted at or in care of its servicer initiating foreclosure at: Regions Bank dba Regions Mortgage, 1900 Fifth Avenue North, Birmingham, AL 35203, at Telephone Number 1-800-748-9498; 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 December 17, 2025.

TIMOTHY D. PADGETT, P.A.  
ATTORNEYS-IN-FACT FOR REGIONS BANK DBA REGIONS MORTGAGE

By: Renee Price  
Renee Price  
Timothy D. Padgett, P.A.  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520

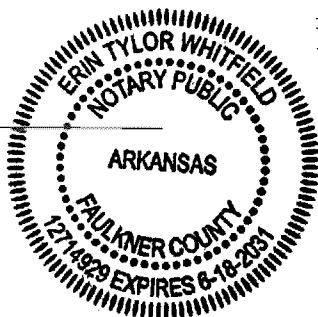
STATE OF ARKANSAS                     )  
  ) ss.  
COUNTY OF PULASKI                 )

On this 17 day of December, 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 Regions Bank DBA Regions Mortgage, 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 17 day of December, 2025.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield  
Notary Public, State of Arkansas