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**L202515288**  
WHITE CO. AR FEE \$40.00  
PRESENTED & RECORDED  
12/01/2025 08:16:38  
SARA BROWN-CARLTON  
CIRCUIT CLERK  
BY: DENISE MORRIS  
DEPUTY  
**BK: MISC 2025**  
**PG: 12529 - 12531**

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 23-002048-11

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: Timothy J. Reesnes**  
(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 April 24, 2025, AS BOOK MISC 2025, PAGE 4801, IN THE OFFICE OF THE CIRCUIT CLERK OF WHITE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM July 03, 2025, AT OR ABOUT 10:00 AM TO **JANUARY 13, 2026, AT OR ABOUT 10:00 AM**. SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO AUGUST 4, 2025, SEPTEMBER 3, 2025, OCTOBER 6, 2025, NOVEMBER 06, 2025, AND DECEMBER 8, 2025.

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 **January 13, 2026, 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:

**PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 8 WEST, WHITE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NE 1/4 SE 1/4; THENCE N 02° 04' 35" E. ALONG THE WEST LINE OF SAID NE1/4 SE1/4 315 FEET; THENCE N 89° 59' E. 516 FEET; THENCE S 01° 10" W. 315 FEET; THENCE WEST, ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 521 FEET TO THE POINT OF BEGINNING. CONTAINING 3.75 ACRES, MORE OR LESS.**

**Street Address: 136 Cane Creek Road, Beebe, AR 72012**

WHEREAS on February 17, 2016, Timothy J. Reesnes & Lesa Reesnes, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Embrace Homes Loans, Inc. which Mortgage was recorded on **March 1, 2016, in Book MTG2016, Page 03565**, in the real estate records of White County, Arkansas. Said Mortgage is now held by U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V and which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; 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.

