

Reserved for recording  
purposes ONLY.

eRECORDING

**2026-05134**

Certificate of Record  
GREENWOOD DISTRICT

SEBASTIAN COUNTY, ARKANSAS

SHARON BROOKS, CO CLERK & RECORDER

03/12/2026 12:45:14 PM

RECORDING FEE

60.00

Pages: 4

---

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**

**415 North McKinley**

**Ste 1177**

**Little Rock, AR 72205**

**(850) 422-2520**

**PLG 23-013785-11**

**Grantor: TIMOTHY D. PADGETT, P.A.**

**Grantee: Edie M McLaughlin**

(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 October 23, 2025, AS INSTRUMENT NUMBER 2025-20668, IN THE OFFICE OF THE CIRCUIT CLERK OF SEBASTIAN (GREENWOOD DISTRICT) COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM JANUARY 6, 2026, AT OR ABOUT 03:30 PM TO **May 12, 2026, AT OR ABOUT 03:30 PM**. SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO FEBRUARY 17, 2026, AND MARCH 31, 2026.

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 12, 2026, at or about 03:30 PM**, the subject real property described herein below will be sold at the **Main Entrance to the Sebastian County Courthouse, 301 East Center Street, Greenwood, AR 72936** to the highest bidder for cash. The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real

Estate Report located in the forms bank thereof. 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 Sebastian (Greenwood District) County, Arkansas more particularly described as follows:

**Part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 North, Range 29 West, Greenwood District, Sebastian County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of the said Southwest Quarter, Southwest Quarter, thence South 89 degrees 25 minutes 10 seconds West, 199.59 feet to an existing railroad spike; thence North 89 degrees 56 minutes 43 seconds West, 431.43 feet to an existing railroad spike on the center line of a county road; thence South 00 degrees 01 minute 02 seconds East, 1,052.80 feet to a set rebar and the point of beginning; thence South 89 degrees 56 minutes 43 seconds East, 208.70 feet to a set rebar; thence South 00 degrees 01 minute 02 seconds East, 208.70 feet to a set rebar; thence North 89 degrees 56 minutes 43 seconds West, 208.70 feet to a set rebar; thence North 00 degrees 01 minute 02 seconds West, 208.70 feet to the point of beginning. Except public roads and easements of record. ALSO, subject to the West 40.00 feet for a road easement. ALSO, a 40.00 foot road easement for ingress and egress being more particularly described as follows: Beginning at the Northwest corner of the above-described tract; thence North 00 degrees 01 minute 02 seconds West, 1,052.80 feet to an existing railroad spike on the center line of a county road thence, along said center line, South 89 degrees 56 minutes 43 seconds East, 40.00 feet; thence leaving said center line South 00 degrees 01 minute 02 seconds East, 1,052.80 feet; thence North 89 degrees 56 minutes 43 seconds West, 40.00 feet to the point of beginning**

**Street Address: 2624 Bridges Lane, Greenwood, AR 72936**

WHEREAS on June 4, 2013, Edie M. McLaughlin, a single person executed a Mortgage in favor of Arvest Mortgage Company which Mortgage was recorded on **June 11, 2013, in Instrument Number 2013G-04415, and modified in Instrument Number 2019-21634** in the real estate records of Sebastian (Greenwood District) County, Arkansas. The party initiating foreclosure is Arvest Bank, Successor in Interest by Merger to Arvest Mortgage Company and can be contacted at or in care of its servicer initiating foreclosure at: Arvest Bank, 801 John Barrow, Suite 1, Little Rock, AR 72205, at Telephone Number 501-716-3894; and



IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 4  
day of March, 2026.

*Erin Tylor Whitfield*  
\_\_\_\_\_  
Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

