

2026033478

PULASKI CO. AR FEE \$40.00

PRESENTED

6/16/2026 9:31:04 AM

RECORDED

06/16/2026 10:59:36 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: NICOLE TUCKER

DEPUTY RECORDER

Reserved for recording  
purposes ONLY.



**THIS FORM PREPARED BY:**

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

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-011573-1

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

**Grantee: James David Sanders AKA JD 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 December 15, 2025, AS INSTRUMENT NUMBER 2025068954, IN THE OFFICE OF THE CIRCUIT CLERK OF PULASKI COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM February 18, 2026, AT OR ABOUT 03:00 PM **TO September 2, 2026, AT OR ABOUT 03:00 PM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO April 8, 2026, and June 24, 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 **September 2, 2026, at or about 03:00 PM**, 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 the W 1/2 of the NW 1/4 of the SW 1/4, Section 31, Township 3 North, Range 12 West, Pulaski County, Arkansas, more particularly described as follows: Commencing at the Northwest corner of the said NW 1/4 of the SW 1/4; thence East 547.0 feet; thence South 05 degrees 45 minutes East 210.00 feet; thence South 76 degrees 15 minutes West 27.0 feet to the point of beginning; thence South 26 degrees 15 minutes East 148.0 feet; thence South 70 degrees 5 minutes West 510.0 feet; thence North 11 degrees West 102.0 feet; thence North 70 degrees 25 minutes East 165.5 feet; thence North 23 degrees 05 minutes West 76.5 feet; thence North 76 degrees 15 minutes East 320.3 feet to the point of beginning. Being the same property as conveyed from Mary Ditzig, formerly known as (f/k/a) Mary A. Sanders and James Ditzig, husband and wife to James David Sanders as set forth in Deed Instrument dated 07/30/2015, recorded 08/06/2015, PULASKI County, ARKANSAS. Parcel ID: 32R0310005400**

**Street Address: 6510 Alamo Lane, North Little Rock, AR 72118**

WHEREAS on May 19, 2022, James David Sanders, a single person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Ruoff Mortgage Company, Inc. which Mortgage was recorded on **May 25, 2022 in Instrument Number 2022036619**, in the real estate records of Pulaski County, Arkansas. The party initiating foreclosure is COMPUTERSHARE DELAWARE TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR PRET 2025-RPL1 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.

WITNESS my hand this June 12, 2026.

TIMOTHY D. PADGETT, P.A.  
ATTORNEYS-IN-FACT FOR COMPUTERSHARE DELAWARE TRUST COMPANY, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR PRET 2025-RPL1 TRUST

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

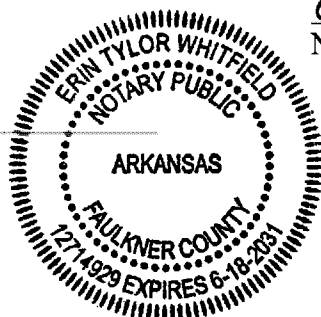
STATE OF ARKANSAS            )  
  ) ss.  
COUNTY OF PULASKI         )

On this 12 day of June, 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 COMPUTERSHARE DELAWARE TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR PRET 2025-RPL1 TRUST, 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 12 day of June, 2026.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield  
Notary Public, State of Arkansas