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2026R001458
STATE OF ARKANSAS
COUNTY OF ST. FRANCIS
FILED FOR RECORD ON:
04/17/2026 09:43 AM
ALAN T. SMITH, CIRCUIT CLERK
PAGES: 3
ELECTRONICALLY RECORDED

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-018474-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Sherriunta Porter
(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 February 9, 2025, AS INSTRUMENT NUMBER 2026R000494, IN THE OFFICE OF THE CIRCUIT CLERK OF ST. FRANCIS COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM April 16, 2026 AT OR ABOUT 01:00 PM TO **May 28, 2026, AT OR ABOUT 01:00 PM.**

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 28, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the Main Entrance of the St. Francis County Courthouse, 313 South Izard, Forrest City, AR 72335** 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 St. Francis County, Arkansas more particularly described as follows:

Lot 185 of Forrest Hills Addition No. 5 as recorded in City Plat Book 3 at Page 3 of the Records of St. Francis County, Arkansas.

Street Address: 2204 Sycamore Drive, Forrest City, AR 72335

WHEREAS on December 28, 2023, Sherriunta Porter, a single woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Sente Mortgage, Inc., its successors and assigns which Mortgage was recorded on **December 29, 2023, in Instrument Number 2023R004311**, in the real estate records of St. Francis County, Arkansas. Said Mortgage is now held by Planet Home Lending, LLC and which is the party initiating foreclosure. The party initiating foreclosure is Planet Home Lending, LLC and can be contacted at or in care of its servicer initiating foreclosure at: Planet Home Lending, LLC, 321 Research Parkway, Suite 303, Meriden, CT 06450, at Telephone Number (203) 303-5283; 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 April 16, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR PLANET HOME LENDING, LLC

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 16 day of April, 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 Planet Home Lending, LLC, 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 16 day of April, 2026.

My Commission Expires:

6-18-2031

Erin Tylor Whitfield

Notary Public, State of Arkansas

