

Reserved for recording
purposes ONLY.



L202601023

STONE CO, AR FEE \$40.00

PRESENTED: 05-01-2026 01:03:00 PM

RECORDED: 05-01-2026 01:03:00 PM

ANGIE HUDSPETH-WADE
COUNTY AND CIRCUIT CLERK

BY: TERRA STEWART
DEPUTY CLERK

BK: MISC 141

PG: 262-264

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-018611-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: George Doug Mitchell, Marcine Mitchell,
(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 18, 2026, IN BOOK MISC 140, PAGE 322, IN THE OFFICE OF THE CIRCUIT CLERK OF STONE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM April 29, 2026, AT OR ABOUT 12:00 PM **TO July 8, 2026, AT OR ABOUT 12:00 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 **July 8, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Stone County Courthouse, 107 West Main, Mountain View, AR 72560** 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 Stone County, Arkansas more particularly described as follows:

**Lots 39 & 40, Block 3, Ridgeview Acres Subdivision
SUBJECT TO ALL EASEMENTS BOTH PUBLIC AND PRIVATE
SUBJECT TO ANY PRIOR RESERVATIONS OR CONVEYANCES**

**OF ANY OIL, GAS OR MINERAL INTERESTS OR ROYALTIES
THAT MAY APPEAR OF RECORD.**

**Street Address: 615 North Ridgeview Drive, Mountain View, AR
72560**

WHEREAS on April 25, 2025, George Doug Mitchell and Marcine Mitchell, Husband and Wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for United Wholesale Mortgage, LLC which Mortgage was recorded on **April 25, 2025 in Book MORT 270, Page 321 and Instrument Number L202500986**, in the real estate records of Stone County, Arkansas. Said Mortgage is now held by United Wholesale Mortgage, LLC, its successors and assigns and which is the party initiating foreclosure. The party initiating foreclosure is UNITED WHOLESale MORTGAGE, LLC and can be contacted at or in care of its servicer initiating foreclosure at: 425 Phillips Blvd, Ewing, NJ 08618; 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 29, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR UNITED WHOLESale MORTGAGE, LLC

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

