

Reserved for recording  
purposes ONLY.



**2026020604**  
PULASKI CO. AR FEE \$85.00  
PRESENTED  
4/15/2026 12:09:23 PM  
RECORDED  
04/15/2026 12:46:00 PM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: FRANCISCO RETA  
DEPUTY RECORDER

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 26-000792-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: Deran M Ford, Joyce Y Franklin**  
(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 5, 2026, AS INSTRUMENT NUMBER 2026006336, IN THE OFFICE OF THE CIRCUIT CLERK OF PULASKI COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM April 15, 2026 AT OR ABOUT 03:00 PM TO **July 1, 2026, AT OR ABOUT 03:00 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 1, 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:

**LOT 21 AND THE SOUTH 5 FEET OF LOT 20, HACKETT PLACE,  
AN ADDITION TO PARK HILL IN THE CITY OF NORTH LITTLE  
ROCK, PULASKI COUNTY, ARKANSAS.**

**Street Address: 3806 Lookout Road, North Little Rock, AR 72116**

WHEREAS on June 15, 2007, Joyce Y. Franklin, an unmarried woman and Deran M. Ford, an unmarried man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Plaza Home Mortgage, Inc. which Mortgage was recorded on **June 25, 2007 in Instrument Number 2007049209, and modified in Instrument Number 2014014841 and 2020087939 and 2021035164** in the real estate records of Pulaski County, Arkansas. Said Mortgage is now held by U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust, its successors, transferees and assigns and which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition 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 April 14, 2026.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

By:

  
\_\_\_\_\_

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 14 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 U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCF 2 Acquisition 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 14 day of April, 2026.

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

My Commission Expires:

6-18-2031

