

Reserved for recording
purposes ONLY.

2026R-02737
04/28/2026 12:24 PM
JEFFERSON COUNTY AR
FLORA COOK-BISHOP, CIRCUIT CLERK
RECORDING FEE 25.00

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-003056-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Modico L Stokes
(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 March 24, 2026, AS INSTRUMENT NUMBER 2026R-01800, IN THE OFFICE OF THE CIRCUIT CLERK OF JEFFERSON COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM June 03, 2026 AT OR ABOUT 01:00 PM TO **August 12, 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 **August 12, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Jefferson County Courthouse, 101 West Barraque Street, Pine Bluff, AR 71601** 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 Jefferson County, Arkansas more particularly described as follows:

**A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS:
BEGINNING 382 FEET SOUTH AND 465.4 FEET EAST OF THE**

**NORTHWEST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH,
RANGE 9 WEST, THENCE EAST 50 FEET, THENCE SOUTH 167
FEET, THENCE WEST 50 FEET, THENCE NORTH 167 FEET TO
THE POINT OF BEGINNING.**

Street Address: 1514 East 7th Avenue, Pine Bluff, AR 71601

WHEREAS on July 22, 2005, MODICO L. STOKES (UNMARRIED) executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for U.S. Bank, N.A. which Mortgage was recorded on **August 4, 2005, in Book 1035, Page 172**, in the real estate records of Jefferson County, Arkansas. Said Mortgage is now held by U.S. Bank National Association, its successors and assigns and which is the party initiating foreclosure. The party initiating foreclosure is U.S. BANK NATIONAL ASSOCIATION and can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, at Telephone Number 1-800-365-7772; 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 27, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR U.S. BANK NATIONAL ASSOCIATION

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

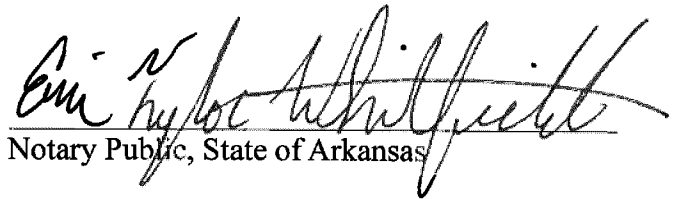
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

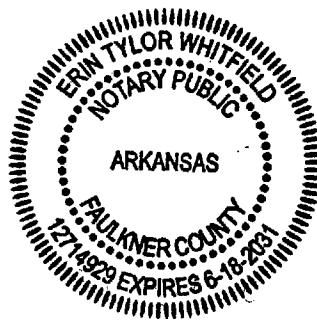
On this 27 day of April, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Company, to execute such instrument, 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 NATIONAL ASSOCIATION, 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 27 day of April, 2026.

My Commission Expires:

6-18-2031


Notary Public, State of Arkansas



Certificate of Record
State of Arkansas, County of JEFFERSON COUNTY
I hereby certify that this instrument was
Filed and Recorded in the Official Records
Document Number: 2026R-02737
Recorded Date and Time: 4/28/2026 12:24:50 PM
FLORA COOK-BISHOP, Circuit Clerk
JEFFERSON COUNTY, AR

