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ELECTRONIC RECORDING
2026R-016978
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
08/12/2026 12:42:56 PM
RECORDING FEE: 40.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-006517-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Hunter Clay Johnson, Mandy Lea Raska
(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 May 8, 2026, AS INSTRUMENT NUMBER 2026R-009408, IN THE OFFICE OF THE CIRCUIT CLERK OF CRAIGHEAD (JONESBORO - WESTERN DISTRICT) COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM July 15, 2026 AT OR ABOUT 11:00 AM TO **September 18, 2026, AT OR ABOUT 11:00 AM**. SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO August 17, 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 18, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Craighead County Courthouse, 511 South Main Street, Jonesboro, AR 72401** 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 Craighead (Jonesboro - Western District) County, Arkansas more particularly described as follows:

A part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 15 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Commencing at an angle iron found at the Northwest corner of the Northeast Quarter of the Southwest Quarter, Section 25, Township 15 North, Range 3 East; thence East along the North line of said Northeast Quarter of the Southwest Quarter a distance of 215.6 feet to the point of beginning proper; thence continuing East 184 feet; thence South 05 degrees 20 minutes West 30 feet to a 1 1/4 inch pipe set at the right of way of a county road; thence continuing South 05 degrees 20 minutes West along a fence line 275.4 feet to a 1 1/4 inch iron pipe set at a fence corner; thence North 85 degrees 54 minutes West along a fence line 161.4 feet to a 1 1/4 inch pipe set at a fence corner; thence North 01 degrees 03 minutes East along a fence line 262.6 feet to a 1 1/4 inch iron pipe set on the right of way line of a county road; thence continuing North 01 degrees 03 minutes East 30 feet to the point of beginning proper, being subject to a 30 foot road easement along the North side of the tract.

Street Address: 1483 County Road 304, Jonesboro, AR 72401

WHEREAS on July 28, 2025, HUNTER CLAY JOHNSON, A SINGLE PERSON, and MANDY LEA RASKA, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Signature Bank of Arkansas which Mortgage was recorded on **July 28, 2025 in Instrument Number 2025R-014278**, in the real estate records of Craighead (Jonesboro - Western District) County, Arkansas. Said Mortgage is now held by NEWREZ LLC, its successors and assigns and which is the party initiating foreclosure. The party initiating foreclosure is NewRez LLC and can be contacted at or in care of its servicer initiating foreclosure at: 75 Beattie Place, Suite 300, Greenville, SC 29601; 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 August 11, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR NEWREZ 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 11 day of August, 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 NewRez 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 11 day of August, 2026.

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
Notary Public, State of Arkansas

