

2026044165

PULASKI CO. AR FEE \$25.00

PRESENTED

8/5/2026 8:00:14 AM

RECORDED

08/05/2026 11:11:44 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: NICOLE TUCKER

DEPUTY RECORDER

Reserved for recording
purposes ONLY.



THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-016384-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: Sidney Small Jr

(or as otherwise noted by the recorder)

AMENDED TRUSTEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

THE "TRUSTEE'S NOTICE OF DEFAULT AND INTENTION TO SELL" RECORDED December 19, 2025, IN INSTRUMENT 2025070064, IN THE OFFICE OF THE CIRCUIT CLERK OF PULASKI COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM March 2, 2026, AT OR ABOUT 10:00 AM TO **September 28, 2026, AT OR ABOUT 10:00 AM**. SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO APRIL 13, 2026, MAY 29, 2026, JULY 6, 2026, AND 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 28, 2026, at or about 10:00 AM**, 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 Deed of Trust is located in Pulaski County, Arkansas more particularly described as follows:

**Lot 4, Block 1, Stagecoach Crossing Phase 3, an Addition to the City
of Little Rock, Pulaski County, Arkansas.**

Street Address: 8 Bracey Circle, Little Rock, AR 72204

WHEREAS on November 20, 2014, Sidney Small Jr and Daja Small, husband and wife executed a Deed of Trust for the benefit of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for The Carroll Mortgage Group, Inc. which Deed of Trust was recorded on **November 21, 2014, in Instrument Number 2014069197**, in the real estate records of Pulaski County, Arkansas. The party initiating foreclosure is SERVBANK, N.A. and can be contacted at or in care of its servicer initiating foreclosure at: 3138 E. Elwood St. Phoenix, AZ 85034; and

WHEREAS, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 4, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR SERVBANK, N.A.

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)

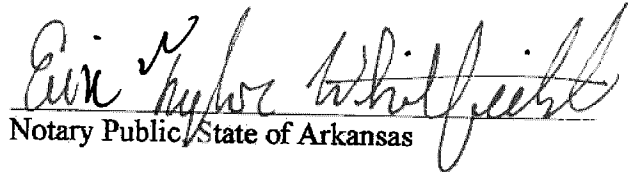
On this 4 day of August, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to 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., a Company, the Trustee for SERVBANK, N.A., and was duly authorized in their respective capacity to execute the foregoing

instrument for and in the name and behalf of said Company, 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 4 day of August, 2026.

My Commission Expires:

6-18-2031


Notary Public State of Arkansas

