Reserved for recording purposes ONLY.

Book 4934 Page 0863

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
11/02/2026 8:27AM

THIS FORM PREPARED BY:
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-016403-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **Brandon D Phillips**
(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 5, 2026, in BOOK 4849, PAGE 0358, IN THE OFFICE OF THE CIRCUIT CLERK OF GARLAND COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM May 13, 2026, AT OR ABOUT 12:00 PM **TO December 9, 2026, AT OR ABOUT 12:00 PM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO June 24, 2026, August 5, 2026, September 16, and October 28, 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 **December 9, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901** 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 Garland County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GARLAND, STATE OF Arkansas, AND IS DESCRIBED AS FOLLOWS: A PART OF THE SE1/4 SE1/4 SECTION 2 TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4 SE1/4 OF SAID SECTION 2; RUN NORTH 02 DEGREES 43 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF THE SAID SE1/4 SE1/4 300.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE NORTH 02 DEGREES 43 MINUTES 50 SECONDS EAST 111.50 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES 16 SECONDS WEST 203.30 FEET TO THE EAST RIGHT OF WAY OF BULLION HEIGHTS; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY OF BULLION HEIGHTS SOUTH 02 DEGREES 43 MINUTES 50 SECONDS EAST 75.0 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 87 DEGREES 16 MINUTES 10 SECONDS EAST 200.0 FEET TO THE POINT OF BEGINNING. ACCORDING TO SURVEY BY JOHN M. THORNTON, PLS NO. 864 DATED MAY 28, 2004. TOGETHER WITH ROAD AND UTILITY EASEMENT AS RECORDED IN BOOK "O" AT PAGE 14 OF THE SURVEY RECORDS OF GARLAND COUNTY, ARKANSAS.

Street Address: 106 Bullion Heights, Hot Springs, AR 71913

WHEREAS on December 1, 2011, Brandon D Phillips and Jennifer K Phillips, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Amerisave Mortgage Corporation which Mortgage was recorded on **December 7, 2011 in Book 3308, Page 181, and modified in Book 3785, Page 0942** in the real estate records of Garland County, Arkansas. 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 October 28, 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 28 day of October, 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 28 day of October, 2026.

Erin Tylor Whitfield
Notary Public, State of Arkansas

My Commission Expires:
6-18-2031

ERIN TYLOR WHITFIELD NOTARY PUBLIC ARKANSAS FAULKNER COUNTY 12714929 EXPIRES 6-18-2031

Trans: 423731
Total Fees: $55.00

Garland County, AR
I certify this instrument was Electronically filed
on 11/02/2026 8:27AM
in DEED Book 4934 Pages 0863 - 0866
Kristie Womble-Hughes - Circuit Clerk