BOOK RECORD2026 PAGE 7583
Recorded and Filed in MORTGAGE
10/26/2026 12:59 PM
TAMEKIA FRANKLIN
Circuit Clerk - PHILLIPS County, AR

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 25-017558-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **TeQuila K Mitchell**
(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 August 13, 2026, AND RECORDED AS BOOK/INSTRUMENT 2026, PAGE 5683, IN THE OFFICE OF THE CIRCUIT CLERK OF PHILLIPS COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM October 22, 2026, AT OR ABOUT 10:00 AM **TO January 14, 2027, AT OR ABOUT 10:00 AM**.

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 **January 14, 2027, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Phillips County Courthouse, 620 Cherry Street Helena, AR 72342** 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 Phillips County, Arkansas more particularly described as follows:

The West 59 feet of Lot Numbered Five (5) in DeSoto Heights Subdivision in the City of West Helena, Phillips County, as per plat and dedication deed thereof recorded in Book 456 at Page 129 and Plat Book 1, Page 42-B of the Official Records of Phillips County, Arkansas.

Street Address: 472 Knox Street, West Helena, AR 72390

WHEREAS on April 26, 2023, TeQuila K Mitchell, solely executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Society Mortgage which Mortgage was recorded on **May 1, 2023 in Book 2023, Page 3223,** in the real estate records of Phillips 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 16. 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 16 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 16 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

I certify that this instrument was
filed on 10/26/2026 12:59 PM
and recorded in
MORTGAGE Book 2026
TAMEKIA FRANKLIN
Circuit Clerk - PHILLIPS County, AR

by Chrisity Deich