CERTIFICATE OF RECORD
2026R-004350
MORTGAGES
FILED: 11/02/2026 09:01 AM
CONWAY COUNTY, AR
DARLENE MASSINGILL, CIRCUIT CLERK
BY: TABETHA LINGLE D.C.
PAGES: 3

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 26-004000-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **Clarissa Diane Bryant, Janine Bryant, Jimmy Bryant**
(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 April 27, 2026, AS INSTRUMENT NUMBER 2026R-001615, IN THE OFFICE OF THE CIRCUIT CLERK OF CONWAY COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM June 29, 2026, AT OR ABOUT 11:30 AM **TO December 14, 2026, AT OR ABOUT 11:30 AM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO August 10, 2026, September 21, 2026, and November 02, 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 14, 2026, at or about 11:30 AM**, the subject real property described herein below will be sold **at the main entrance of the Conway County Courthouse, 115 South Moose Street, Morrilton, AR 72110** 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 Conway County, Arkansas more particularly described as follows:

Fractional Part of Block 46, 29 and 30 of Thomas Addition to Lewisburg Addition to the City of Morrilton, and lying in the NW 1/4 NW 1/4 of Section 29, Township 6 North, Range 16 West, Conway County, Arkansas and being more particularly described as follows: Beginning at the Southeast Corner (SE Cor.) of Block 46 of the said Thomas Addition to Lewisburg Addition and run thence North 35 degrees 03 minutes 08 seconds East for 297.00 feet to a Found Pipe; Thence run South 53 degrees 00 minutes 00 seconds East for 207.65 feet to a point; Thence run North 60 degrees 49 minutes 42 seconds East for 47.84 feet to a point on the South Side of Arkansas State Highway #9 "B"; Thence run North 35 degrees 09 minutes 42 seconds West along said Highway for 307.05 feet to a Fence Corner; Thence run South 44 degrees 09 minutes 39 seconds West for 458.18 feet to a Found T-Post; Thence run South 61 degrees 33 minutes 49 seconds East for 134.01 feet to the Point of Beginning (P.O.B).

Street Address: 920 South Bridge Street, Morrilton, AR 72110

WHEREAS on October 12, 2010, Jimmy Bryant and Janine Bryant, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Wintrust Mortgage Corporation which Mortgage was recorded on **October 13, 2010, in Book 512, Page 0258,** in the real estate records of Conway County, Arkansas. Said Mortgage is now held by Lakeview Loan Servicing, LLC and which is the party initiating foreclosure. The party initiating foreclosure is Lakeview Loan Servicing, LLC and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; 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 26, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR LAKEVIEW LOAN SERVICING, 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 26 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 Lakeview Loan Servicing, 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 26 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