

Reserved for recording
purposes ONLY.

2026052388
PULASKI CO. AR FEE \$55.00
PRESENTED
9/10/2026 11:32:32 AM
RECORDED
09/10/2026 01:13:58 PM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: NICOLE TUCKER
DEPUTY RECORDER



THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-004584-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Maritza Mary Moore
(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 July 17, 2026, AS INSTRUMENT NUMBER 2026040184, IN THE OFFICE OF THE CIRCUIT CLERK OF PULASKI COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM September 23, 2026, AT OR ABOUT 10:00 AM **TO December 1, 2026, AT OR ABOUT 10:00 AM.** SAID SALE DATE HAD PREVIOUSLY BEEN POSTPONED TO October 23, 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 1, 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 Mortgage is located in Pulaski County, Arkansas more particularly described as follows:

**Part of the NE 1/4 NE 1/4 Section 17, Township 3 North, Range 10
West, in the City of Jacksonville, Pulaski County, Arkansas, being**

more particularly described as follows: Commencing at the Southeast Corner of the said NE 1/4 NE 1/4 Section 17; thence South 89 degrees 10 minutes 39 seconds West 1,279.13 feet, thence North 0 degrees 29 minutes West 235.62 feet; thence North 58 degrees 55 minutes 38 seconds East 387.61 feet to the point of beginning; thence North 36 degrees 32 minutes 16 seconds West 400.0 feet to the Southerly right of way of U.S. Hwy 67-167; thence along said right of way North 53 degrees 32 minutes East 263.25 feet thence South 36 degrees 32 minutes 16 seconds West 400.0 feet; thence South 53 degrees 32 minutes West 263.25 feet to the point of beginning.

Street Address: 1 Woodland Drive, Jacksonville, AR 72076

WHEREAS on August 22, 2014, Maritza Mary Moore, a married person, and Kwame Moore executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for USAA Federal Savings Bank which Mortgage was recorded on **August 28, 2014 in Instrument Number 2014049830, and modified in Instrument Number 2017045285 and further modified in Instrument Number 2022038175** in the real estate records of Pulaski County, Arkansas. Said Mortgage is now held by USAA Federal Savings Bank and which is the party initiating foreclosure. The party initiating foreclosure is USAA Federal Savings Bank 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 September 8, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR USAA FEDERAL SAVINGS BANK

By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

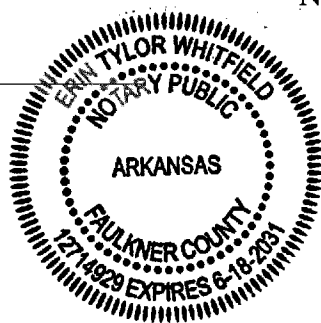
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 8 day of September, 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 USAA Federal Savings Bank, 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 8 day of September, 2026.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas