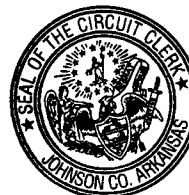


Reserved for recording
purposes ONLY.



L202604401
JOHNSON CO. AR FEE \$40.00
PRESENTED & RECORDED
10/01/2026 11:35:51
MONICA KING
CIRCUIT CLERK
BY: MECHELLE VANNOY
CHIEF DEPUTY CLERK
BK: 1 2026018
PG: 6 - 8

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-013598-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Andrew Harris
(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 3, 2026, IN BOOK 1 2026014, PAGE 154, IN THE OFFICE OF THE CIRCUIT CLERK OF JOHNSON COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM October 13, 2026, AT OR ABOUT 02:30 PM **TO November 16, 2026, AT OR ABOUT 11:00 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 **November 16, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Johnson County Courthouse, 215 West Main Street, Clarksville, AR 72830** 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 Johnson County, Arkansas more particularly described as follows:

LOT TWENTY-FIVE (25) IN POWERS ADDITION NO. 1 TO THE
CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS,

**LOCATED IN THE NW/4 OF THE NW/4 OF SECTION 5,
TOWNSHIP 9 NORTH, RANGE 23 WEST.**

Street Address: 905 West Taylor St, Clarksville, AR 72830

WHEREAS on August 23, 2021, Andrew Harris, a single man executed a Mortgage in favor of Arvest Bank which Mortgage was recorded on **August 24, 2021, in Book 2021017, Page 1 and Instrument Number L202103962**, in the real estate records of Johnson County, Arkansas. The party initiating foreclosure is Arvest Bank and can be contacted at or in care of its servicer initiating foreclosure at: Arvest Bank, 801 John Barrow, Suite 1, Little Rock, AR 72205, at Telephone Number 501-716-3894; 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 29, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR ARVEST BANK

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

CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF JOHNSON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202604401**
10/01/2026 11:35:51 AM
MONICA KING
JOHNSON COUNTY CIRCUIT CLERK
By: **M. VANNOY**