

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 22-006098-2

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Lance D. Teague
(or as otherwise noted by the recorder)

AMENDED TRUSTEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

THE "TRUSTEE'S NOTICE OF DEFAULT AND INTENTION TO SELL" RECORDED May 2, 2025 AND AS INSTRUMENT NUMBER 2025-001275, IN THE OFFICE OF THE CIRCUIT CLERK OF OUACHITA COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM July 14, 2025, AT OR ABOUT 01:00 PM **TO August 25, 2025, AT OR ABOUT 01:00 PM.**

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 **August 25, 2025, at or about 01:00 PM**, the subject real property described herein below will be sold **at the Main Entrance of the Ouachita County Courthouse, 145 Jefferson Street SW, Camden, AR 71701** 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 Deed of Trust is located in Ouachita County, Arkansas more particularly described as follows:

**ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN
THE COUNTY OF OUACHITA, STATE OF ARKANSAS, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A**

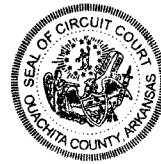
PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 17 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID S 1/2 OF SW 1/4 AND RUNNING THENCE EAST 1,808 FEET; THENCE SOUTH 29 DEGREES EAST 488 FEET MORE OR LESS, TO THE NORTHERLY LINE OF RIGHT OF WAY OF HIGHWAY 79; THENCE SOUTHWESTERLY ALONG NORTHERLY LINE OF SAID RIGHT OF WAY OF SAID HIGHWAY 79 A DISTANCE OF 899 FEET TO THE POINT OF BEGINNING FOR THE LAND HEREIN CONVEYED; THENCE NORTHWESTERLY PERPENDICULAR TO SAID NORTHERLY LINE OF RIGHT OF WAY OF HIGHWAY 79 A DISTANCE OF 225 FEET; THENCE NORTHEASTERLY PARALLEL WITH SAID NORTHERLY LINE OF RIGHT OF WAY OF SAID HIGHWAY 79 A DISTANCE OF 125 FEET; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO SAID HIGHWAY RIGHT OF WAY A DISTANCE OF 225 FEET TO NORTHERLY LINE OF SAID HIGHWAY RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY 125 FEET TO THE POINT OF BEGINNING.

Street Address: 1880 California Avenue, Camden, AR 71701

WHEREAS on December 29, 2014, LANCE D. TEAGUE, A MARRIED MAN AND APRIL S. TEAGUE, HIS WIFE executed a Deed of Trust for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as beneficiary, as nominee for AMERICAN FINANCIAL RESOURCES, INC. which Deed of Trust was recorded on **December 31, 2014 in Book M351, Page 130, and modified in Book M403, Page 00183** in the real estate records of Ouachita County, Arkansas. The party initiating foreclosure is Servbank, SB and can be contacted at or in care of its servicer initiating foreclosure at: 3138 E. Elwood St. Phoenix, AZ 85034; and

WHEREAS, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 June 27, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR SERVBANK, SB

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 OUACHITA
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED AND RECORDED IN THE OFFICIAL RECORDS
2025-001902 07/01/2025 08:14 AM
GLADYS NETTLES, CIRCUIT CLERK
OUACHITA, AR

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 27th day of June, 2025, before me, Kate Cravens, 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 Professional Association, 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., a Company, the Trustee for Servbank, SB, and was duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said Company, 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 27th day of June, 2025.

My Commission Expires:

Kate Cravens
Notary Public, State of Arkansas

