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purposes ONLY.

2025003312
E-FILED FOR RECORD
06/04/2025 11:38AM
JUDY KAY HARRIS, Clerk
Boone County, Arkansas
By: Marla Adams

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 24-001223-8

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **Christopher Scott,**
(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 March 26, 2025, AS INSTRUMENT NUMBER 2025001578, IN THE OFFICE OF THE CIRCUIT CLERK OF BOONE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM JUNE 04, 2025, AT OR ABOUT 03:00 PM **TO July 16, 2025, AT OR ABOUT 03:00 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 **July 16, 2025, at or about 03:00 PM**, the subject real property described herein below will be sold **at the main entrance of the Boone County Courthouse, 100 North Main Street, Harrison, AR 72601** 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 Boone County, Arkansas more particularly described as follows:

**Lot 9 Block 4 of the Prairie Oaks Subdivision, Harrison, Boone County,
Arkansas, recorded in Plat Record 4-55 and revised in Plat Record 5-
8.**

Street Address: 3607 West Overland Circle, Harrison, AR 72601

WHEREAS on April 4, 2022, Christopher Scott and Amber D. Scott, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mid America Mortgage, Inc. which Mortgage was recorded on **April 6, 2022 in Instrument Number 2022002483**, in the real estate records of Boone 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: M&T Bank, 475 Crosspoint Parkway, Getzville, NY 14068, at Telephone Number 1-800-724-2224; 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 June 4, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR LAKEVIEW LOAN SERVICING, LLC

By:



Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

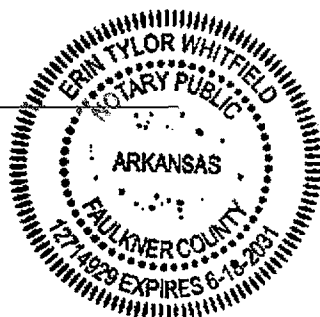
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 4 day of June, 2025, 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 4 day of June, 2025.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas