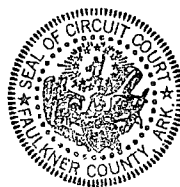


Reserved for recording
purposes ONLY.



CERTIFICATE OF RECORD
Faulkner County, AR Fee \$40.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202507602 3 Pages
06/02/2025 09:32:31 AM
Nancy Eastham
Faulkner County Circuit Clerk
BY: SMIX D.C.
NOTICE

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-002853-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: James Wilson, Krystal Wilson
(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 21, 2025, AS INSTRUMENT NUMBER L202503751, IN THE OFFICE OF THE CIRCUIT CLERK OF FAULKNER COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM May 28, 2025, AT OR ABOUT 01:00 PM **TO July 28, 2025, AT OR ABOUT 10:00 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 **July 28, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034** 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 Faulkner County, Arkansas more particularly described as follows:

**Part of the NW 1/4 of the SE 1/4 of Section 26, Township 7 North,
Range 14 West, Faulkner County, Arkansas, being more particularly
described as follows: Commencing at the Southwest corner of the NW**

1/4 of the SE 1/4; thence along the South line of said NW 1/4 of the SE 1/4, South 88 degrees 45 minutes 14 seconds East a distance of 198.29 feet to the point of beginning; thence leaving said South line, North 01 degree 10 minutes 26 seconds East a distance of 544.13 feet to the center line of State Highway No. 285 and the beginning of a curve to the right, having a radius of 527.63 feet and a chord bearing and distance of South 67 degrees 43 minutes 35 seconds East 114.95 feet; thence along the arc of said curve and center line of highway a distance of 115.18 feet; thence South 58 degrees 19 minutes 07 seconds East a distance of 27.73 feet; thence South 58 degrees 34 minutes 31 seconds East a distance of 43.06 feet; thence South 52 degrees 53 minutes 37 seconds East a distance of 55.70 feet; thence South 47 degrees 10 minutes 10 seconds East a distance of 33.78 feet; thence South 47 degrees 13 minutes 07 seconds East a distance of 412.77 feet; thence South 41 degrees 42 minutes 45 seconds East a distance of 93.87 feet; thence South 32 degrees 32 minutes 22 seconds East a distance of 83.93 feet to the South line of the NW 1/4 of the SE 1/4; thence along said South line, North 88 degrees 45 minutes 14 seconds West a distance of 657.76 feet to the point of beginning.

Street Address: 63 Robinson Road, Greenbrier, AR 72058

WHEREAS on October 19, 2021, James Wilson and Krystal Wilson, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Wintrust Mortgage, a division of Barrington Bank and Trust Co., N.A., its successor and assigns which Mortgage was recorded on **October 20, 2021 in Instrument Number L202122009**, in the real estate records of Faulkner County, Arkansas. Said Mortgage is now held by Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. and which is the party initiating foreclosure. The party initiating foreclosure is Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. 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 May 30, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK
& TRUST COMPANY, N.A.

By: Renee Price

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

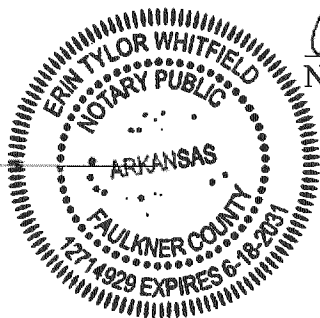
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 30 day of May, 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 Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A., 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 30 day of May, 2025.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas