

Reserved for recording  
purposes ONLY.

2025R1539

KRISTIN CHRISTMAS  
DESHA COUNTY CIRCUIT CLERK  
ARKANSAS CITY, AR  
RECORDED ON  
09/19/2025 11:50 AM  
RECORDING FEE: 25.00  
PAGES: 3

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**THIS FORM PREPARED BY:**

Timothy D. Padgett, P.A.  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 25-001150-2

Grantor: **TIMOTHY D. PADGETT, P.A.**  
Grantee: **GILBERT KIRK NELSON**  
(or as otherwise noted by the recorder)

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL**

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION

NOTICE IS HEREBY GIVEN that on **January 27, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **Desha County Courthouse Annex, 604 President, Arkansas City, AR 71630** to the highest bidder for cash. The sale will extinguish the interests 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 Desha County, Arkansas more particularly described as follows:

**The West One Hundred Ten Feet (W 110') of Lot Ten (10) in  
Block One (1) of Chickasaw Addition to the City of McGehee,  
Desha County, Arkansas.**

**Street Address: 515 Holly Street, Mc Gehee, AR 71654**

WHEREAS on August 23, 2021, Gilbert Kirk Nelson, a single man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, which was recorded on **August 26, 2021, as Instrument Number 2021R1362**, in the real estate records of Desha County, Arkansas. The beneficial interest of said Mortgage has been assigned to Rocket Mortgage, LLC, FKA Quicken Loans, LLC, which is the party initiating foreclosure. The party initiating foreclosure is Rocket Mortgage, LLC f/k/a Quicken Loans, LLC and can be contacted at or in care of its servicer initiating foreclosure at: Rocket Mortgage, LLC, 1050 Woodward Ave., Detroit, MI 48226, at Telephone Number 1-800-226-6308; 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.

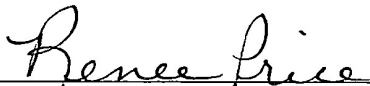
The undersigned is an active, licensed member of the Bar of the Supreme Court of the State of Arkansas, and the law firm of the undersigned maintains an office at 415 N. McKinley St., Suite 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public during regular 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 17, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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 )

## CERTIFICATE OF RECORD

STATE OF ARKANSAS, County of DEKALB

A. I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN THE OFFICIAL RECORDS of the County of Santa Clara, State of California, on this 19th day of September, 2025, at 11:50 AM.

**KRISTIN CHRISTMAS**, CIRCUIT CLERK

**ΣΥΝΕΣΤΗΛΑ** **Α/Α**

17 day of September, 2025.

*Eric Taylor Whitfield*  
Notary Public, State of Arkansas

Notary Public, State of Arkansas

[PLG 25-001150-2]

