

Reserved for recording  
purposes ONLY.



Clerk's Certification of Record  
State of Arkansas - Yell County - Danville District  
I, ANNA WARD, Circuit Clerk and Ex-Officio  
Recorder of the County aforesaid do  
hereby certify that this instrument was  
filed for the record on  
08/04/2025 at 11:54 AM  
and the same is now duly recorded in  
Book 605 Pages 593 - 595  
Witness my hand and the seal of said Court  
08/04/2025 at 11:55 AM  
ANNA WARD  
Circuit Clerk and Ex-Officio Recorder  
By M. Chrisum D.C.

**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
**415 North McKinley**  
**Ste 1177**  
**Little Rock, AR 72205**  
**(850) 422-2520**  
**PLG 25-009651-1**

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: BRADLEY J BARTON**  
(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 **October 24, 2025, at or about 01:00 PM**, the subject real property described herein below will be sold **at the Main Entrance Yell County Circuit Court, 101 East 5th Street (East 5th St & Main St), Danville, AR 72833** 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 Yell (Danville District) County, Arkansas more particularly described as follows:

**A part of the NW 1/4 of the NW 1/4 of Section 2, Township 5 North, Range 23 West in Yell County, Arkansas and being more particularly described as commencing at the Northwest Corner of the said NW 1/4 of the NW 1/4, thence South 966.74 feet, thence East 337.53 feet to the Center of Spring Creek Road and the Point of Beginning, thence North 1 degrees 42 minutes 36 seconds East, leaving the Road 270.94 feet, thence South 65 degrees 50 minutes 30 seconds East 578.43 feet, thence South 26 degrees 55 minutes 49 seconds West 431.44 feet to the Center of Spring Creek Road, Thence North 46 degrees 25 minutes 33**

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**seconds West along the Center of Spring Creek Road 198.40 feet, thence North 42 degrees 37 minutes 17 seconds West along the Center of Spring Creek Road 290.51 feet to the Point of Beginning.**

**Street Address: 13434 Spring Creek Road, Belleville, AR 72824**

WHEREAS on December 20, 2017, Bradley J. Barton, an unmarried man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., which was recorded on **January 8, 2018, in Book 550, Page 634**, in the real estate records of Yell (Danville District) 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 fka Quicken Loans LLC fka Quicken Loans Inc 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 August 1, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR ROCKET MORTGAGE LLC FKA QUICKEN LOANS LLC  
FKA QUICKEN LOANS INC

By: Renee Price

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

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[illegible]

On this   1   day of August, 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 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 Rocket Mortgage LLC fka Quicken Loans LLC fka Quicken Loans Inc, 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.

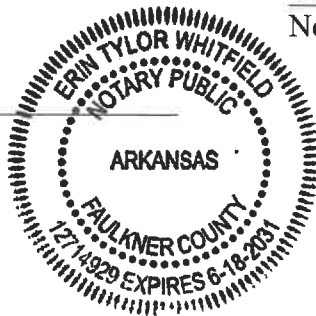
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this  
day of August, 2025.

My Commission Expires:

6-18-2031

[PLG 25-009651-1]

Notary Public, State of Arkansas



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