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purposes ONLY.



Recorded in Randolph County, Arkansas
I hereby certify that this instrument was filed for record
Recording Date/Time: **09/25/2025** at **09:16:19 AM**

Series: **MTG** Book: **G-25** Page: **566**

Debbie Wise
Debbie Wise, Circuit Clerk & Recorder

By: Makayla McMillin D.C.



3 Pages
NODE 202502470

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-011816-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: HANNA NICOLE DAWSEY, NICHOLAS COLE DAWSEY
(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 **December 4, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the Randolph County Courthouse, 107 West Broadway, Pocahontas, AR 72455** 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 Randolph County, Arkansas more particularly described as follows:

The East 42 feet of Lot 2 and all of Lot 3 in Block 2 of the Lafe Atkins Second Addition in the City of Pocahontas, Arkansas, a plat of which is recorded in Deed Record 100, Page 229 of the records of Randolph County, Arkansas.

Street Address: 2004 Hospital Drive, Pocahontas, AR 72455

WHEREAS on March 8, 2021, Nicholas Dawsey and Hanna Dawsey, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans, LLC, which was recorded on **March 9, 2021 in Book D-22, Page 409**, in the real estate records of Randolph County, Arkansas. 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 24, 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)

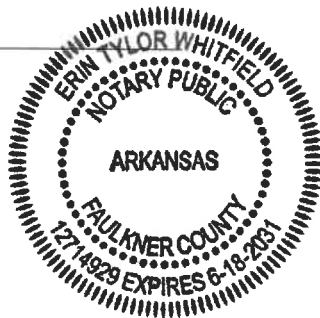
On this 24 day of September, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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 f/k/a Quicken Loans, LLC, 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.

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

My Commission Expires:

6-18-2031

[PLG 25-011816-1]



Erin Tylor Whitfield
Notary Public, State of Arkansas