

2025-020848

I certify this instrument
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Saline County Circuit Clerk

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 25-003693-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Vernon J.D. Brothers Jr.
(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 April 2, 2025, AS INSTRUMENT NUMBER 2025-005697, IN THE OFFICE OF THE CIRCUIT CLERK OF SALINE COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM JUNE 9, 2025, AT OR ABOUT 01:00 PM **TO January 23, 2026, AT OR ABOUT 01:00 PM.** SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO September 5, 2025, and November 10, 2025.

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 **January 23, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Saline County Courthouse, 200 North Main Street, Benton, AR 72015** 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 Saline County, Arkansas more particularly described as follows:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH,

RANGE 14 WEST SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SAID NE1/4 NE1/4, AND RUN THENCE SOUTH 01 DEG. 29 MIN. 43 SEC. WEST ALONG THE WEST LINE THEREOF FOR 894.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG. 49 MIN. 28 SEC. EAST FOR 198.15 FEET; THENCE SOUTH 01 DEG. 29 MIN. 23 SEC. WEST FOR 422.00 FEET TO THE SOUTH LINE OF THE SAID NE1/4 NE1/4; THENCE SOUTH 89 DEG. 49 MIN. 29 SEC. WEST ALONG THE SAID SOUTH LINE FOR 198.19 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01 DEG. 29 MIN. 43 SEC. EAST ALONG THE WEST LINE THEREOF FOR 422.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 15 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT AND RUN THENCE SOUTH 89 DEG. 49 MIN. 28 SEC. WEST ALONG THE NORTH LINE THEREOF FOR 15.00 FEET; THENCE NORTH 01 DEG. 29 MIN. 23 SEC. EAST FOR 891.38 TO THE NORTH LINE OF THE NE1/4 OF THE NE1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 14 WEST; THENCE SOUTH 89 DEG. 49 MIN. 55 SEC. EAST ALONG THE SAID NORTH LINE FOR 15.00 FEET TO A POINT THAT IS 198.03 FEET SOUTH 89 DEG. 49 MIN. 55 SEC. EAST FROM THE NW CORNER OF THE SAID NE1/4 NE1/4; THENCE SOUTH 01 DEG. 29 MIN. 23 SEC. WEST FOR 891.38 FEET TO THE POINT OF BEGINNING OF THE SAID EASEMENT.

Street Address: 4117 Northshore Drive, Benton, AR 72015

WHEREAS on April 24, 2021, Vernon J.D. Brothers aka J.D. Brothers, Jr., an unmarried man executed a Mortgage in favor of Mortgage Electronic Registration Systems, as mortgagee, as nominee for Quicken Loans, LLC which Mortgage was recorded on **April 29, 2021, in Instrument Number 2021-010867**, in the real estate records of Saline County, Arkansas. Said Mortgage is now held by Rocket Mortgage, LLC, fka Quicken Loans, LLC and 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 October 29, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

By: Renee Price

Renee Price

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

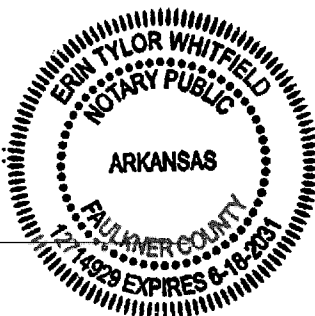
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 29 day of October, 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 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 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 29 day of October, 2025.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas