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L202509960

WHITE CO. AR FEE \$170.00

PRESENTED & RECORDED

08/08/2025 08:13:23

SARA BROWN-CARLTON

CIRCUIT CLERK

BY: DENISE MORRIS

DEPUTY

BK: MISC 2025

PG: 8569 - 8572

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.

415 North McKinley

Ste 1177

Little Rock, AR 72205

(850) 422-2520

PLG 25-008742-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: MICHAEL LEAMONS

(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 16, 2025, at or about 12:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the White County Courthouse, 300 North Spruce Street, Searcy, AR 72143** 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 White County, Arkansas more particularly described as follows:

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) WEST OF THE FIFTH PRINCIPAL Meridian, WHITE COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 1" ROD BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWNSHIP SEVEN (7) NORTH, RANGE EIGHT (8) WEST; THENCE NORTH 85 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE

OF 1,414.10 FEET TO A POINT; THENCE SOUTH 39 DEGREES 41 MINUTES 12SECONDS WEST A DISTANCE OF 868.18 FEET TO A POINT;THENCE SOUTH 21 DEGREES 03 MINUTES 15 SECONDS WEST A DISTANCE OF 720.32 FEET TO A POINT; THENCE SOUTH 02 DEGREES 26 MINUTES 00 SECONDS WEST A DISTANCE OF 416.17 FEET TO A POINT; THENCE SOUTH 33 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 271.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 33 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 1S DEGREES 33 MINUTES 00 SECONDS WEST A DISTANCE OF 387.60 FEET TO A POINT;THENCESOUTH 74 DEGREES 31 MINUTES 36 SECONDS EAST A DISTANCE OF 551.61 FEET TO AN EXISTING 1/2' REBAR; THENCE NORTH 00 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 47823 FEET TO A POINT; THENCE NORTH 74 DEGREES 27 MINUTES 00 SECONDS WEST A DISTANCE OF 398.40 FEET RETURNING TO THE POINT OF BEGINNING. CONTAINING 5.17 ACRES MORE OR LESS.

Street Address: 179 Mount Olive Road, Mc Rae, AR 72102

WHEREAS on February 7, 2022, Michael Leamons, an unmarried 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 **February 28, 2022 in Book MORT 2022, Page 5576**, in the real estate records of White 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 August 7, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE 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 7 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 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.

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

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
 Notary Public, State of Arkansas

[PLG 25-008742-1]



CERTIFICATE OF RECORD
 STATE OF ARKANSAS, COUNTY OF WHITE
 I hereby certify that this instrument was
 Filed and Recorded in the Official Records
 in Doc Num L202509960
 08/08/2025 08:13:23 AM
 SARA BROWN-CARLTON
 WHITE COUNTY CIRCUIT CLERK
 By: _____