

L202510479
WHITE CO. AR FEE \$165.00
PRESENTED & RECORDED
08/19/2025 09:26:08
SARA BROWN-CARLTON
CIRCUIT CLERK
BY: DENISE MORRIS
DEPUTY
BK: MISC 2025
PG: 8893 - 8895

Reserved for recording
purposes ONLY.

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-010002-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: WILLIAM COOLEY, WILLIAM DONALD COOLEY JR.,
(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 30, 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:

Land situated in the County of White in the State of AR

A part of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section One (1), Township Eight North (T8N), Range Six West (R6W), White County Arkansas, more particularly described as follows, to-wit: Commencing at the Northwest Corner of said NW 1/4 NW 1/4; Thence South 89 degrees 07 minutes 42 seconds East along the North line of said NW 1/4 NW 1/4, 680.52 feet to the West right of way of a County Road; Thence South 17 degrees 52 minutes 04 seconds East

along said Right of way, 160.54 feet; thence continuing along said right of way South 19 degrees 38 minutes 03 seconds East, 144.75 feet to an iron pin for the Point of Beginning; Thence South 19 degrees 44 minutes 19 seconds East 10.63 feet to an iron pin; Thence South 26 degrees 09 minutes 46 seconds East 141.20 feet to an iron pin; Thence South 30 degrees 57 minutes 39 seconds East, 70.69 feet to an iron pin; thence leaving said right of way South 56 degrees 52 minutes 52 seconds West, 319.87 feet to an iron pin; Thence North 27 degrees 26 minutes 23 seconds West, 283.19 feet to an iron pin; Thence North 67 degrees 48 minutes 41 seconds East, 319.84 feet back to the point of beginning, containing 1.8 acres, more or less, and subject to all existing easements whether of record or prescription.

Street Address: 175 Coombe Road, Bald Knob, AR 72010

WHEREAS on November 29, 2013, William Cooley, also known as William Donald Cooley, Jr. and Belinda F. Cooley, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., which was recorded on **December 16, 2013 in Book 2013, Page 32776**, in the real estate records of White County, Arkansas. 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 18, 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

STATE OF ARKANSAS)
) ss.
 COUNTY OF PULASKI)

On this 18 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.

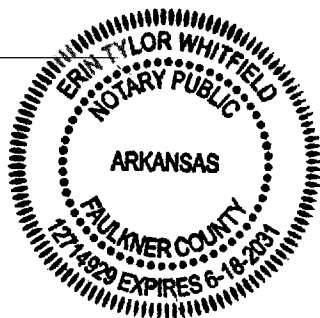
18 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 18 day of August, 2025.

My Commission Expires:

6-18-2031

Erin Tylor Whitfield
 Notary Public, State of Arkansas

[PLG 25-010002-1]



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 L202510479
 08/19/2025 09:26:08 AM
 SARA BROWN-CARLTON
 WHITE COUNTY CIRCUIT CLERK
 By: _____