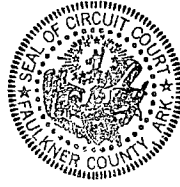


Reserved for recording
purposes ONLY.



CERTIFICATE OF RECORD
Faulkner County, AR Fee \$165.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202513479 3 Pages
09/12/2025 11:00:12 AM
Nancy Eastham
Faulkner County Circuit Clerk
BY: DVARNER D.C.
NON JUDICIAL FORECLOSURE NOTICE

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-011483-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: JAMES NOLEN
(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 1, 2025, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034** 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 Faulkner County, Arkansas more particularly described as follows:

THE NORTH 180 FEET OF LOT 229-A; THE NORTH 180 FEET OF THE EAST 10 FEET OF LOT 229-B; THE WEST 94 FEET OF LOT 229B, ALL OF 229-C; THE EAST 50 FEET OF LOT 229-E; THE EAST 50 FEET OF LOT 229-F; ALL IN CLARK'S REPLAT OF LOT 229 OF B.G. WILSON'S MAP OF THE CITY OF CONWAY, ARKANSAS, SAID REPLAT RECORDED IN PLAT BOOK A, PAGE 114, PLAT RECORDS OF FAULKNER COUNTY, ARKANSAS. ALSO BEGIN AT THE NORTHWEST CORNER OF LOT 229-B OF SAID CLARK'S REPLAT, THEN RUN NORTH 12 FEET TO AN

EXISTING FENCE; THENCE EASTWARDLY ALONG SAID FENCE TO A POINT 11 FEET NORTH OF THE NORTHEAST CORNER OF LOT 229-A OF SAID CLARK'S REPLAT; THENCE SOUTH 11 FEET TO THE NORTHEAST CORNER OF SAID LOT 229-A; THENCE WEST 179 FEET TO THE POINT OF BEGINNING.

Street Address: 1830 Duncan Street, Conway, AR 72034

WHEREAS on November 11, 2020, James Nolen and Carla Nolen, 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 **November 16, 2020 as Instrument Number L202021306**, in the real estate records of Faulkner 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.

Erin Lybe Whitfield
Notary Public, State of Arkansas