



TX14041757

Reserved for recording
purposes ONLY.

2025R-08168
12/10/2025 12:54 PM
JEFFERSON COUNTY AR
FLORA COOK-BISHOP, CIRCUIT CLERK
RECORDING FEE 25.00
NOTICE OF DEFAULT 140.00

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-015298-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **HAZEL DELORIS STEWART**
(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 **February 11, 2026, at or about 01:00 PM**, the subject real property described herein will be sold at the **main entrance of the Jefferson County Courthouse, 101 West Barraque Street, Pine Bluff, AR 71601** 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 Jefferson County, Arkansas more particularly described as follows:

The East 20 feet of Lot Six (6) and all of Lot Seven (7) in Block Seventeen (17) of Austin & Taylor's Addition to the City of Pine Bluff, Arkansas; same being located in Lot Six (6) or the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), of Section 16, Township 6 South, Range 9 West of the 5th P.M.

Street Address: 1403 West 26th Avenue, Pine Bluff, AR 71603

WHEREAS on October 18, 2013, Hazel Deloris Stewart, a single woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans, Inc., its successors and assigns, which was recorded on **November 6, 2013 in Book 1347, Page 510**, in the real estate records of Jefferson County, Arkansas. The beneficial interest of said Mortgage has been assigned to Rocket Mortgage, LLC, FKA Quicken Loans, LLC FKA Quicken Loans Inc., which is the party initiating foreclosure. 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 December 21, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR ROCKET MORTGAGE LLC
FKA QUICKEEN LOANS LLC FKA QUICKEEN LOANS INC

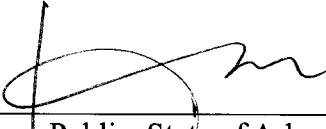
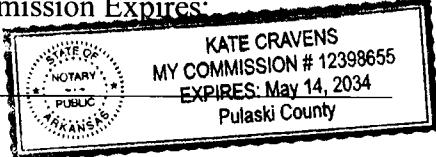
By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 4th day of December, 2025, before me, Kate Cravens, 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.

4th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of December, 2025.

My Commission Expires:



Notary Public, State of Arkansas

[PLG 25-015298-1]