L2026001297
Arkansas County, AR Fee: $45.00
Presented & Recorded 11/02/2026 9:02am
Book DM 2026 Pg 5516-5519 SD
Sarah Merchant
Circuit Clerk & Recorder

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 25-013393-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **Angela Nutt**
(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 June 16, 2026, IN BOOK DM 2026, PAGE 2907 AND INSTRUMENT NUMBER L2026000717, IN THE OFFICE OF THE CIRCUIT CLERK OF ARKANSAS (DEWITT - SOUTHERN DISTRICT) COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM August 19, 2026, AT OR ABOUT 10:00 AM **TO December 9, 2026, AT OR ABOUT 10:00 AM**. SAID SALE DATE HAD PREVIOUSLY BEEN AMENDED TO September 30, 2026, and November 06, 2026.

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 **December 9, 2026, at or about 10:00 AM,** the subject real property described herein below will be sold **at the main entrance of the Arkansas County Courthouse - Southern District, 101 Court Square, DeWitt, AR 72042** 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 Arkansas (DeWitt - Southern District) County, Arkansas more particularly described as follows:

Parcel #1:
Lot 4, Block 3 of Hettie`s Subdivision: Being a Subdivision of South 285 feet of Lot 9 and all Lot 8 of Subdivision of SE 1/4 Section 33, Township 4 South, Range 3 West, as surveyed by F.M. Quertermous and recorded in D&M Record W-6, page 440.
Also: A Parcel of land in Lot 7 (Subdivision of SE 1/4, Section 33, Township 4 South, Range 3 West, as recorded in D&M Record W-6, Page 440), North of Holt Branch; Beginning on Line of Lot 7 and Lot 8 of above Subdivision at SE Corner Lot 3 Hettie`s Subdivision; thence West 140 feet on above line to SW Corner, Lot 4 said Hettie`s Subdivision; thence South 235 feet to center of Holt Branch, thence East 140 feet more or less along said Holt Branch to point 225 feet South of Point of Beginning: thence North said distance of 225 feet to point of beginning.
Parcel #2:
Lot 5, Block 3, in Hettie`s Addition to the town, now City of DeWitt, Arkansas, being a subdivision of the South 285 feet of Lot 9, all of Lot 8, of Subdivision of the Southeast Quarter of Section 33, Township 4 South, Range 3 West which subdivision of the Southeast Quarter of Section 33, Township 4 South, Range 3 West is shown by a plat recorded in D&M Record W-6, page 440.
Also: Beginning at a point 70 feet East of the Southwest Corner of Lot 8 of Subdivision of the Southeast Quarter of Section 33, Township 4 South, Range 3 West, as shown by a plat recorded in D&M Record W-6, page 440, run thence South to the center of Holt-Quertermous Branch; run thence East 70 feet; thence North to the Southeast Corner of Lot 5, Block 3, Hettie`s Subdivision to the town, now City of DeWitt, Arkansas, being a subdivision of the Southeast Quarter of Section 33, Township 4 South, Range 3 West, run thence West 70 feet to the point of beginning.
Also: Lot 6, Block 3, Hettie`s Addition to the Town, now City of DeWitt, Arkansas, and a part of Lot 7 of the subdivision of the Southeast Quarter of Section 33, Township 4 South, Range 3 West, as shown by a plat recorded in D&M Record W-6, page 440 and described by metes and bounds as follows: Beginning at the Southwest Corner of the above mention Lot 6, Block 3, Hettie`s Addition to the town, now City of DeWitt, Arkansas, thence East 70 feet, thence South to center of Holt`s Branch at Low Water; thence West up said Branch a distance of 70 feet, thence North to point of beginning.
Lot 3, Block 3, Hettie`s Subdivision to the Town, now City of DeWitt, Arkansas.

Street Address: 110 Holt Avenue, De Witt, AR 72042

WHEREAS on July 12, 2022, Angela Nutt, a married woman and Jerry McFerrin, her husband executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC which Mortgage was recorded on **July 13, 2022 in Book DM 2022, Page 3610 and Instrument Number L202200949,** in the real estate records of Arkansas (DeWitt - Southern District)

County, Arkansas. Said Mortgage is now held by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC. The party initiating foreclosure is Rocket Mortgage, LLC and can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, PO Box 619080, Dallas, TX 75261, at Telephone Number 214-756-2432; 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 30, 2026.

TIMOTHY D. PADGETT, P.A.
ATTORNEYS-IN-FACT FOR ROCKET MORTGAGE, 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 30 day of October, 2026, 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, 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 30 day of October, 2026.

Erin Tylor Whitfield
Notary Public, State of Arkansas

My Commission Expires:

6-18-2031

ERIN TYLOR WHITFIELD NOTARY PUBLIC ARKANSAS FAULKNER COUNTY 12714929 EXPIRES 6-18-2031

SEAL OF CIRCUIT COURT ARKANSAS COUNTY, ARKANSAS

Kristen Broadberry

CERTIFICATE OF RECORD
ARKANSAS COUNTY, ARKANSAS
I hereby certify that this instrument was filed and recorded in the official records in book 2026 at page 5516
11/02/2026 9:02 AM
Sarah Merchant, Circuit Clerk & Recorder