

Reserved for recording  
purposes ONLY.

**2026R-01486**

POINSETT COUNTY, AR  
I CERTIFY THIS INSTRUMENT WAS FILED  
05/15/2026 02:03 PM  
MISTY RUSSELL, CIRCUIT CLERK  
BY: HELEN PRIDDY

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**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**  
415 North McKinley  
Ste 1177  
Little Rock, AR 72205  
(850) 422-2520  
PLG 26-003998-1

**Grantor: TIMOTHY D. PADGETT, P.A.**  
**Grantee: MARCUS M FOSTER**  
(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 **July 21, 2026, at or about 01:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Poinsett County Courthouse, 401 Market Street, Harrisburg, AR 72432** to the highest bidder for cash. *The Financial Crimes Enforcement Network ("FinCEN"), a bureau of the U.S. Department of Treasury, now requires the collection, certification and reporting of certain information relating to non-financed transfers of real property to legal entities and/or trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof.* 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 Poinsett County, Arkansas more particularly described as follows:

**Part of the Southwest Quarter of the Northeast Quarter of  
Section 5, Township 11 North, Range 2 East, more particularly  
described as follows: Commence at the Southeast Corner of the  
SW 1/4 of the NE 1/4 of said Section 5; thence North 361 feet,**

**more or less, to the Southeast Corner of Block 4 of Hibbard's Addition to the Town of Weiner, Arkansas; thence West along the South line of said Block 4, 150 feet to the point of beginning proper; thence West along the South line of said Block 4, 150 feet; thence South 361 feet, more or less, to the one-half section line; thence East 150 feet; thence North 361 feet, more or less, to the one-half section line; thence East 150 feet; thence North 361 feet, more or less, to the point of beginning proper; And the West half of the following described real estate: Commence at the Northwest Corner of Lot 1 in Block 4 of Hibbard's Addition to the Town of Weiner, Arkansas; thence South 01 degrees 33 minutes 27 seconds East along the East line of Ritter Street 204.19 feet to the point of beginning proper; thence North 89 degrees 32 minutes 29 seconds East 300.00 feet; thence South 01 degrees 33 minutes 27 seconds East 15.76 feet to the South line of said Block 4; thence South 89 degrees 31 minutes 52 seconds West along said line 300.00 feet to the East line of Ritter Street; thence North 01 degrees 33 minutes 27 seconds West along said line 15.81 feet to the point of beginning proper.**

**Street Address: 222 Ritter Street, Weiner, AR 72479**

WHEREAS on October 31, 2014, Marcus M Foster, single man executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Financial Bank, its successors and assigns, which was recorded on **October 31, 2014 as Instrument Number 2014R-03961**, in the real estate records of Poinsett County, Arkansas. The beneficial interest of said Mortgage has been assigned to Rocket Mortgage, LLC, which is the party initiating foreclosure. 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 North McKinley, Ste 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public

