

Reserved for recording purposes ONLY.

L202601549
ASHLEY CO. AR FEE \$165.00
PRESENTED & RECORDED
05/21/2026 09:03:57
VICKIE STELL
Circuit Clerk
BY: CHASTITY MONROE
DEPUTY CLERK
BK: MS 2026
PG: 970 - 972

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-007194-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: GREGORY KEEN
(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 30, 2026, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Ashley County Courthouse, 205 East Jefferson, Hamburg, AR 71646** 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 Ashley County, Arkansas more particularly described as follows:

Lots No. 21 and 22 of the Traci Phillips Subdivision of the Southwest Quarter of the Northwest Quarter of Section 9, Township 18 South, Range 8 West, as shown on the plat of said subdivision filed for the record in the Office of the Circuit Clerk and Recorder of Ashley County, Arkansas, in Plat Record Book No. 4 at Page No. 1.

Street Address: 202 Kerry Drive, Crossett, AR 71635

WHEREAS on August 30, 2021, Gregory Keen, a married man and Denia Keen, his wife executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc, as mortgagee, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, which was recorded on **September 13, 2021 in Book MR 2021, Page 5044 and L202103015**, in the real estate records of Ashley County, Arkansas. The party initiating foreclosure is Rocket Mortgage, 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 North McKinley, Ste 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 May 20, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR ROCKET MORTGAGE, LLC

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

CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF ASHLEY
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num L202601549
05/21/2026 09:03:57 AM
Vickie Stell
Ashley COUNTY Circuit Clerk
By: _____

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

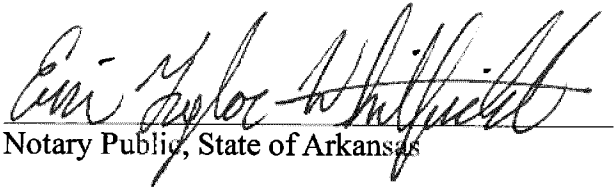
On this 20 day of May, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute 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 , 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.

20 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of May, 2026.

My Commission Expires:

6-18-2031

[PLG 26-007194-1]


Notary Public, State of Arkansas

