

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 26-011360-1

Grantor: TIMOTHY D. PADGETT, P.A.

Grantee: DANNY C. BATCHELOR, NELLIE L. BATCHELOR
(or as otherwise noted by the recorder)

TRUSTEE'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 **September 30, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the Main Entrance to the White County Courthouse, 300 North Spruce Street, Searcy, AR 72143** 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 Deed of Trust is located in White County, Arkansas more particularly described as follows:

A PART OF THE EAST HALF NORTHWEST QUARTER (E1/2 NW1/4) OF SECTION EIGHT (8), TOWNSHIP SEVEN (7) NORTH, RANGE SEVEN (7) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF NORTHWEST QUARTER (E1/2 NW1/4), THENCE SOUTH 00 DEGREES 20 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF NORTHWEST QUARTER (E1/2 NW1/4) 300.0 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 20 MINUTES 25 SECONDS EAST ALONG SAID WEST LINE 100.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS

**EAST 195.0 FEET; THENCE NORTH 00 DEGREES 20 MINUTES
25 SECONDS WEST 100.0 FEET; THENCE SOUTH 90 DEGREES
00 MINUTES 00 SECONDS WEST 195.0 FEET TO THE POINT OF
BEGINNING. AKA AS LOT 14, ROLLING MEADOWS
SUBDIVISION, NOW LOCATED IN THE CITY OF SEARCY,
WHITE COUNTY, ARKANSAS.**

**Street Address: 143 Charles Thomas Boulevard, Searcy, AR
72143**

WHEREAS on June 3, 2011, Danny C Batchelor and Nellie L Batchelor, husband and wife executed a Deed of Trust to Reynie Rutledge, as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Security Bank, which was recorded on **June 6, 2011 in Book MTG2011, Page 12337**, in the real estate records of White County, Arkansas. 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, the undersigned is acting on and with the consent and authority of the beneficiary as substitute Trustee in the place of the original Trustee or any other substituted trustee, upon the contingency and in the manner authorized by said beneficiary; 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 July 17, 2026.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE 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 17 day of July, 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.

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

My Commission Expires:

6-18-2031

[PLG 26-011360-1]


Notary Public, State of Arkansas

