Doc ID: 010784I
Tx:4073758

2026-007902
LESLIE MASON, CIRCUIT CLERK
STATE OF ARKANSAS
COUNTY OF MISSISSIPPI
DISTRICT: CHICKASAWBA
FILED FOR RECORD:
10/28/2026 12:35 PM
BY: ALICIA D.C.

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 26-017584-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **STEVEN BRITT,**
(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 **January 12, 2027, at or about 12:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Mississippi County Courthouse, 200 West Walnut, Blytheville, AR 72315** 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 Mississippi (Chickasawba District) County, Arkansas more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 23, Township 15 North, Range 11 East, and proceed East along the North boundary line of said Northwest Quarter of the Northwest Quarter 540 feet to a point which is the Northeast corner of property belonging, or which did belong to Dorothy Killian and David Killian, her husband, and thence South 238 feet to the Southeast corner of the said property, which belongs or did belong to the Killians for a point of beginning; thence West 131 feet; thence South 302 feet; thence East 131 feet; thence North

302 feet to the point of beginning.
And
A tract of land described as follows: Beginning at the Northeast corner of the West half of the North Sixteen Acres of the Northwest Quarter of the Northwest Quarter of Section 23, Township 15 North, Range 11 East, run thence South 540 feet, thence West 120 feet, thence North 540 feet to the Section line between Section 14 and 23 in said Township, thence East along said Section line 120 feet to the point of beginning.

Street Address: 813 East Promise Land Road, Blytheville, AR 72315

WHEREAS on July 20, 2021, Steven Britt, a married man and Amy Britt, his wife executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc., solely as nominee for Quicken Loans, LLC, its successors and assigns, which was recorded on **July 20, 2021 as Instrument Number 2021-004923,** in the real estate records of Mississippi (Chickasawba District) 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 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 23, 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 23 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 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.

23 **IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 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

[PLG 26-017584-1]