

Reserved for recording
purposes ONLY.



L202601821
SEARCY CO, AR FEE \$165.00
PRESENTED: 09-28-2026 01:27:03 PM
RECORDED: 09-28-2026 01:27:03 PM
CASSIE WARD
COUNTY AND CIRCUIT CLERK
BY: KIM DYE
DEPUTY CLERK

BK: MORT 279
PG: 281-283

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-018673-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: EARL EUGENE TILLEY, TALISA TILLEY
(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 **December 10, 2026, at or about 12:00 PM**, the subject real property described herein below will be sold **at the Main Entrance to the Searcy County Courthouse, 200 South Highway 27, Marshall, AR 72650** 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 Searcy County, Arkansas more particularly described as follows:

Land situated in the County of Searcy in the State of AR

Commencing at the Southeast Corner of Section 25, Township 15 North, Range 16 West; Thence North 219 feet, thence West 641 feet, thence North 10 degrees East 184 feet to North side of Ozark Street, Thence South 69 degrees East 74.5 feet for the Point of Beginning; Thence North 19 degrees East 140 feet with fence, thence South 68 degrees East 76.5 feet with fence to West side of Walnut Street, Thence South 20 degrees West 136 feet to Ozark Street; Thence North 69 degrees West 76.5 feet to Point

of Beginning. Being a part of the Southeast Quarter of the Southeast Quarter (PT SE 1/4 SE 1/4) in Section 25, Township 15 North, Range 16 West, Containing one-fourth acre, more or less.

Street Address: 205 Ozark Street, Marshall, AR 72650

WHEREAS on September 26, 2023, Talisa Tilley and Earl Eugene Tilley, wife and husband executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, its successors and assigns, which was recorded on **October 10, 2023 in Book MORT 258, Page 237 and Instrument Number L202302017**, in the real estate records of Searcy County, Arkansas. The beneficial interest of said Mortgage has been assigned to Rocket Mortgage, LLC FKA 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 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 September 25, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR ROCKET MORTGAGE, LLC

By:



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)

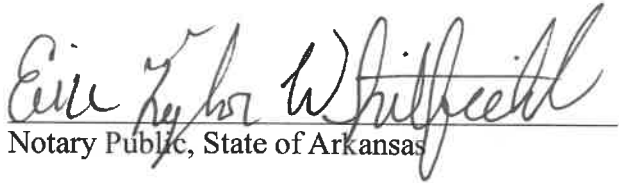
On this 25 day of September, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, 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.

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

My Commission Expires:

6-18-2031

[PLG 26-018673-1]


Notary Public, State of Arkansas

