

Reserved for recording
purposes ONLY.

BOOK 341 PAGE 617
Recorded in DEED Book
09/25/2026 08:05 AM
GERAL D. HARRISON JR.
Circuit Clerk – GRANT County, AR

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 26-014208-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: JOYCE RHODES
(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 **January 7, 2027, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance to the Grant County Courthouse, 101 West Center Street, Sheridan, AR 72150** 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 Grant County, Arkansas more particularly described as follows:

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

**Lot 1 of Block 4 of Oakwood Subdivision to the City of Sheridan,
Grant County, Arkansas.**

Street Address: 29 Robin Drive, Sheridan, AR 72150

WHEREAS on November 21, 2012, Joyce Rhodes, an unmarried woman executed a Deed of Trust to Ann Orsi-Smith, as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., which was recorded on **December 7, 2012, in Book 304, Page 800**, in the real estate records of Grant 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 September 23, 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 23 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.

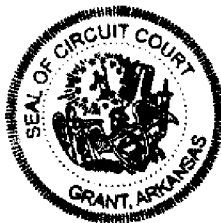
23 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
day of September, 2026.

My Commission Expires:

6-18-2031

[PLG 26-014208-1]

Erin Tylor Whitfield
Notary Public, State of Arkansas



I certify that this instrument was
filed on 09/25/2026 08:05 AM
and recorded in
DEED Book 341
Page 617 - 619
GERAL D. HARRISON JR.
Circuit Clerk - GRANT County, AR