2026006535
E-FILED FOR RECORD
10/22/2026 12:52PM
JUDY KAY HARRIS, Clerk
Boone County, Arkansas
By: Marla Adams

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 26-018549-1

Grantor: **TIMOTHY D. PADGETT, P.A.**
Grantee: **ROXANNA J WYRICK**
(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 8, 2027, at or about 11:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Boone County Courthouse, 100 North Main Street, Harrison, AR 72601** 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 Boone County, Arkansas more particularly described as follows:

LAND SITUATED IN THE COUNTY OF BOONE, THE STATE OF AR
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 18 WEST, BOONE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS; FROM AN EXISTING SET STONE, THE SAID AND ACCEPTED QUARTER SECTION CORNER BETWEEN SECTIONS 4 AND 9, THE POINT OF BEGINNING; GO NORTH 03 DEGREES 24 MINUTES WEST ALONG A FENCE 628 FEET TO A POINT AT THE

TOE OF A STEEP SLOPE, THENCE GO SOUTH 83 DEGREES 08 MINUTES WEST 329.86 FEET TO A POINT; THENCE NORTH 87 DEGREES 10 MINUTES WEST 371.26 FEET ALONG THE FENCE AND THE TOE OF A SLOPE TO A METAL POST, THENCE SOUTH 14 DEGREES 44 MINUTES EAST 630.37 FEET TO A METAL POST IN A FENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG THE FENCE GO NORTH 89 DEGREES 39 MINUTES EAST 574.55 FEET TO THE STONE THE POINT OF BEGINNING.

Street Address: 14121 Highway 62 East, Harrison, AR 72601

WHEREAS on July 13, 2017, Roxanna J. Wyrick, an unmarried woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans, Inc., its successors and assigns, which was recorded on **July 19, 2017 as Instrument Number 2017004035,** in the real estate records of Boone 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 21, 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 21 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 21 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 26-018549-1]