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ELECTRONIC RECORDING
2025R-009876
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
05/28/2025 01:58:54 PM
RECORDING FEE: 40.00
PAGES: 3

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-004469-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: Kory B. White
(or as otherwise noted by the recorder)

AMENDED MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

THE "MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL" RECORDED APRIL 22, 2025, AS INSTRUMENT NUMBER 2025R-007147, IN THE OFFICE OF THE CIRCUIT CLERK OF CRAIGHEAD (JONESBORO - WESTERN DISTRICT) COUNTY, ARKANSAS IS BEING AMENDED TO CHANGE THE DATE OF SALE FROM JUNE 23, 2025, AT OR ABOUT 12:30 PM TO **SEPTEMBER 5, 2025, AT OR ABOUT 12:30 PM.**

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST YOU

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on **September 5, 2025, at or about 12:30 PM**, the subject real property described herein below will be sold **at the main entrance of the Craighead County Courthouse, 511 South Main Street, Jonesboro, AR 72401** to the highest bidder for cash. The sale will extinguish all interests, including those 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 Craighead (Jonesboro - Western District) County, Arkansas more particularly described as follows:

LOT 7 OF REPLAT OF BENTON'S SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, AS RECORDED IN DEED BOOK 123 PAGE 64 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER, CRAIGHEAD COUNTY, ARKANSAS, LESS AND EXCEPT THAT PART OF LOT 7 DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION BY WARRANTY DEED RECORDED IN DEED RECORD 612 PAGE 130 AT JONESBORO, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST CORNER OF LOT 7 AFORESAID. THENCE NORTH 46° 59' 30" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 242.56 FEET TO A POINT ON THE SOUTHEASTERLY PROPOSED RIGHT OF WAY LINE OF U.S. HIGHWAY 49 FOR THE POINT OF BEGINNING; THENCE SOUTH 43° 30' 12" WEST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 99.84 FEET TO A POINT ON THE WEST LINE OF LOT 7 OF A REPLAT OF BENTON'S SUBDIVISION; THENCE NORTH 46° 59' 34" WEST ALONG SAID WEST LINE A DISTANCE OF 7.13 FEET TO A POINT ON THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF U.S. HIGHWAY 49; THENCE NORTH 43° 13' 55" EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 99.84 FEET TO A POINT ON THE EAST LINE OF LOT 7 OF A REPLAT OF BENTON'S SUBDIVISION; THENCE SOUTH 46° 59' 30" EAST ALONG SAID LOT LINE A DISTANCE OF 7.60 FEET TO THE POINT OF BEGINNING, AND CONTAINING 735 SQUARE FEET MORE OR LESS

Street Address: 5400 Southwest Drive, Jonesboro, AR 72404

WHEREAS on August 1, 2024, Kory B. White, an unmarried person executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC which Mortgage was recorded on **August 7, 2024 in Instrument Number 2024R-013924**, in the real estate records of Craighead (Jonesboro - Western District) County, Arkansas. The party initiating foreclosure is Rocket Mortgage, LLC f/k/a Quicken Loans, LLC and can be contacted at or in care of its servicer initiating foreclosure at: Rocket Mortgage, LLC, 1050 Woodward Ave., Detroit, MI 48226, at Telephone Number 1-800-226-6308; 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 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 May 28, 2025.

TIMOTHY D. PADGETT, P.A.

ATTORNEYS-IN-FACT FOR ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
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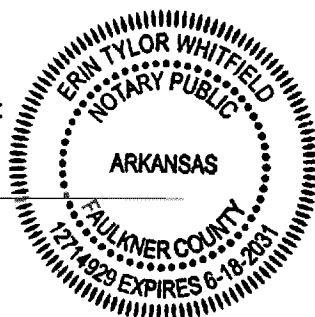
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 28 day of May, 2025, 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 Company, 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., Company, the attorney-in-fact for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, and was duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said Professional Association, 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 28 day of May, 2025.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas