

Reserved for recording  
purposes ONLY.

BOOK 332 PAGE 715  
Recorded in DEED Book  
06/06/2025 12:09 PM  
GERAL D. HARRISON JR.  
Circuit Clerk – GRANT County, AR

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**THIS FORM PREPARED BY:**

**Timothy D. Padgett, P.A.**

**415 North McKinley**

**Ste 1177**

**Little Rock, AR 72205**

**(850) 422-2520**

**PLG 25-006264-1**

**Grantor: TIMOTHY D. PADGETT, P.A.**

**Grantee: MICKIE LEIGHANN FLEMING**

(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 **August 13, 2025, at or about 11:30 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 Mortgage is located in Grant County, Arkansas more particularly described as follows:

**A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, (PT SE1/4 NE1/4) OF SECTION THIRTY-TWO (32), IN TOWNSHIP FOUR (4) SOUTH, RANGE THIRTEEN (13) WEST, DESCRIBED AS FOLLOWS, TO-WIT; COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4 NE1/4, SAID SECTION 32, RUN THENCE NORTH ALONG THE EAST LINE OF SAID FORTY ACRE TRACT 1050 FEET, THENCE WEST 16 FEET FOR A POINT OF BEGINNING OF THE LANDS HEREIN CONVEYED; RUN THENCE NORTH 220**

**FEET, THENCE WEST 198 FEET, THENCE SOUTH 220 FEET, THENCE EAST 198 FEET TO THE POINT OF BEGINNING AND CONTAINING 1 ACRE, MORE OR LESS.**

**Street Address: 83 Grant 3533, Sheridan, AR 72150**

WHEREAS on November 22, 2021, Mickie LeighAnn Fleming, an unmarried woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, fka Quicken Loans, LLC, which was recorded on **November 29, 2021 in Book Mortgage 2021, Page 1164**, in the real estate records of Grant County, Arkansas. The beneficial interest of said Mortgage has been assigned to Rocket Mortgage, LLC, fka Quicken Loans, LLC, which is the party initiating foreclosure. 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 June 6, 2025.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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    )

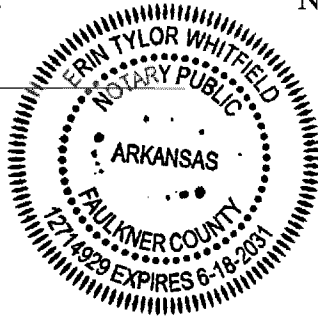
On this 6 day of June, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute 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 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 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.

6 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of June, 2025.

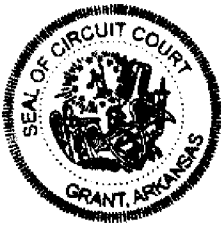
My Commission Expires:

6-18-2031

[PLG 25-006264-1]



*Erin Tylor Whitfield*  
 Notary Public, State of Arkansas



I certify that this instrument was  
 filed on 06/06/2025 12:09 PM  
 and recorded in  
 DEED Book 332  
 Page 715 - 717  
 GERAL D. HARRISON JR.  
 Circuit Clerk - GRANT County, AR