

THIS INSTRUMENT PREPARED  
BY AND TO BE RETURNED TO  
Mickel Law Firm, P.A.  
1501 North University  
Ste. 930  
Little Rock, AR 72207

Grantor: Ragan, Trev H.

Grantee: JP MORGAN CHASE BANK, N.A.

## NOTICE OF DEFAULT AND INTENTION TO SELL

**YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION**

**IF YOUR PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY AND  
AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST YOU**

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION GIVEN MAY BE USED  
FOR THAT PURPOSE.**

**NOTICE IS HEREBY GIVEN** that on Tuesday, August 8, 2023, at or about 11:00 AM, the following real property will be sold and this statutory foreclosure sale will be held at the front door, inside the main entrance of the Grant County Courthouse, 101 W. Center, Sheridan, Arkansas, or the sale will be held in the place at said venue where foreclosure sales are customarily advertised and/or conducted, to the highest bidder for cash:

A part of the SW 1/4 of the NE 1/4 of Section 26, Township 5 South, Range 14 West, Grant County, Arkansas, more particularly described as follows, to-wit:  
Beginning at the SE corner of the SW 1/4 NE 1/4, thence South 89 degrees 51 minutes 30 seconds West along the South line thereof a distance of 660.00 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 73.25 feet to the center of State Highway #46; thence along a curve to the left having a radius of 752.68 feet and a chord bearing and distance of North 44 degrees 25 minutes 19 seconds East 220.54 feet; thence North 36 degrees 07 minutes 35 seconds East a distance of 251.38 feet; thence North 85 degrees 46 minutes 46 seconds East a distance of 358.40 feet to the East line of said SW 1/4 NE 1/4; thence South 00 degrees 00 minutes 00 seconds West along said line a distance of 458.55 feet to the Point of Beginning, containing 5.30 acres more or less.

More Commonly Known As: 6520 Highway 46 South, Sheridan, AR 72150.

On April 3, 2007, Trev H. Ragan executed a security instrument in favor of JP MORGAN CHASE BANK, N.A., which was recorded on April 17, 2007, in Record Book 240 at Page 106 in the real estate records of Grant County, Arkansas and is now held by J.P. Morgan Mortgage Acquisition Corp..

The default for which foreclosure is made is due to the failure of payment per the terms of the note and security instrument and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and as such has directed Mickel Law Firm,

Ragan, Trev H.  
Case: 108013-1

