

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

**Grantor:** Tommy D. Myers and Laura A. Myers

**Grantee:** WILMINGTON SAVINGS FUND SOCIETY,  
FSB, AS TRUSTEE OF QUERCUS MORTGAGE  
INVESTMENT TRUST

**AMENDED 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 Monday, February 6, 2023, at or about 10:00 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 Bradley County Courthouse, 101 East Cedar, Warren, 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:

Part of the Northwest 1/4, Northeast 1/4, Section 4, Township 12 South, Range 10 West Bradley County, Arkansas, more particularly described as follows:

Beginning at the Southwest corner said Northwest Quarter of the Northeast Quarter, thence North 00 degrees 03 minutes 08 seconds West 645.79 ft; thence South 58 degrees 26 minutes 41 seconds East 627.26 ft; thence North 01 degree 00 minutes 20 seconds East 523.81 ft. to the southerly R/W HWY 8; thence along said R/W, South 61 degrees 46 minutes 16 seconds East 414.28 ft; thence leaving said R/W, South 05 degrees 00 minutes 29 seconds West 648.64 ft to the south line said NW 1/4, NE 1/4, thence North 89 degrees 56 minutes 33 seconds West 851.50 ft. to the P.O.B, containing 11.8 acres, more or less.

AND ALSO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS:

A twenty foot (20') wide road easement across a part of the Northwest (NW1/4) of the Northeast Quarter (NE1/4) of Section 4, Township 12 South, Range 10 West, Bradley County, Arkansas, said easement being ten feet (10') in width on each side of the following described centerline:

Commencing at a 4 inch flat iron as the Southwest corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 4;

Thence, South 89 degrees 56 minutes 33 seconds East along the South boundary of said forty for a distance of 528.34 feet;

Thence, North 01 degrees 00 minutes 20 seconds East for a distance of 288.00 feet;

Thence, South 88 degrees 59 minutes 40 seconds East for a distance of 10.00 feet to the point of beginning of this easement centerline;

Thence North 01 degrees 00 minutes 20 seconds East for a distance of 548.78 feet to the Southerly boundary of Arkansas State Highway Number 8 right-of-way where this easement terminates.

More Commonly Known As: 1482 Highway 8 N, Warren, AR 71671.

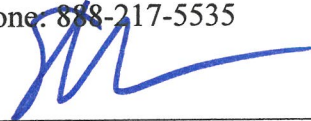
On July 6, 2009, Tommy D. Myers and Laura A. Myers executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Cornerstone Mortgage Center, Inc., which was recorded on July 8, 2009, in Record Book 265 at Page 172 in the real estate records of Bradley County, Arkansas and is now held by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST.

The default for which foreclosure is made is due to 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, P.A., as its Attorney-in-Fact or Trustee, to sell the property to satisfy said indebtedness. The party initiating this foreclosure can be contacted at or in care of its servicer: Carrington Mortgage Services, 1600 South Douglass Road, Suite 200-A, Anaheim, California 92806, Phone (888) 788-7306.

This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back lines or encroachments; any unpaid and/or delinquent taxes or special assessments; any statutory redemption rights of any governmental entity; any prior liens or encumbrances as well as any priority created by a UCC or fixture filing; and, to any matter that an accurate survey of the property might disclose. This property is being sold "as is" with no representation as the condition of any structure(s) thereon or the accuracy of the above legal description. Transfer taxes and recording fees are the responsibility of the purchaser.

Dated: November 22, 2022

**Mickel Law Firm, P.A.**  
1501 North University  
Ste. 930  
Little Rock, AR 72207  
Phone: 888-217-5535

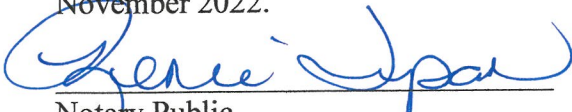
By:   
Stephen P. Lowman

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
) ss.  
COUNTY OF PULASKI )

On this 22nd day of November, 2022, before me, Renee Tyson, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named Stephen P. Lowman, an attorney of Mickel Law Firm, P.A., a corporation, was duly authorized in his respective capacity to execute the foregoing instrument(s) for and in the name and behalf of said corporation, business trust, estate, partnership, limited liability company, association, joint venture or other legal entity, and further stated and acknowledged that he/she 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 22nd day of November 2022.

  
Notary Public

