

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



CERTIFICATE OF RECORD
Faulkner County, AR Fee \$160.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202220941 2 Pages
12/06/2022 03:36:44 PM
Crystal Taylor
Faulkner County Circuit Clerk
BY: DVARNER D.C.
NON JUDICIAL FORECLOSURE NOTICE

Grantor: Durey, Jonathan A. and Durey, Mindy L.

**Grantee: Mortgage Research Center, LLC d/b/a Veterans
United Home Loans, a Missouri Limited Liability
Company**

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 13, 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 Faulkner County Courthouse, 801 Locust Street, Conway, 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:

Lot 39 and Lot 46, Treasure Hills Subdivision No. 3, as shown on plat of record in Plat Book E, Page 64, records of Faulkner County, Arkansas.

More Commonly Known As: 122 Stanford Rd., Conway, AR 72032.

On December 13, 2017, Jonathan A. Durey and Mindy L. Durey executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Mortgage Research Center, LLC d/b/a Veterans United Home Loans, which was recorded on December 20, 2017, as Instrument No. L201719905 in the real estate records of Faulkner County, Arkansas and is now held by Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company.

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, 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: Cenlar FSB, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416.

This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance;

Durey, Jonathan A. and Durey, Mindy L.
Case: 107228-6

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: December 5, 2022

Mickel Law Firm, P.A.

1501 North University

Ste. 930

Little Rock, AR 72207

Phone: 888-217-5535


By: 
Stephen P. Lowman

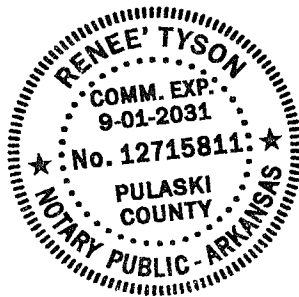
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 5th day of December, 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 5th day of December, 2022.


Notary Public



E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: Mickel Law Firm, P.A. (ARTFJL)

Cost center: ARTFJL

Report generated: 12/07/2022 10:00 AM MST

Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	AMT	SF	TOTAL	PROCESSED
Faulkner County, AR								
Dec 6, 2022								
Jonathan Durey NOD								
Exe NOD 12.05.22	NON JUDICIAL FORECLOSURE NOTICE	2	L202220941	12/06/2022 03:36 PM CST	Recording Fee 160.00	Submission Fee 4.75	164.75	12/06/2022
					160.00	4.75	164.75	
					160.00	4.75	164.75	
Totals for Faulkner County, AR					160.00	4.75	164.75	

Recording Fee Totals

COUNTY	RECORD DATE	AMT	SF	TOTAL
Faulkner County, AR	12/06/2022	160.00	4.75	164.75
Totals for Faulkner County, AR		160.00	4.75	164.75
Total of All Recording Fees		160.00	4.75	164.75

Document Count: 1

Package Count: 1

Questions Contact:

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604