

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

2022-024406
I certify this instrument
was filed on:
10/25/2022 08:01:19 AM
Myka Bono Sample
Saline County Circuit Clerk

Pages: 2
ER

Grantor: Hogue, Cindy AKA Hogue, Cynthia M.

**Grantee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.**

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, January 23, 2023, at or about 1:00 PM, 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 Saline County Courthouse, 200 N. Main St., Benton, 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 3, Old Shenandoah, an Addition to the City of Benton, Saline County, Arkansas.

More Commonly Known As: 1201 Bridgewater, Benton, AR 72019.

On September 17, 2013, Cindy Hogue AKA Cynthia M. Hogue executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Quicken Loans Inc, which was recorded on September 27, 2013, as Document No. 13-090952, in the real estate records of Saline County, Arkansas and is now held by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc..

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: Quicken Loans, Inc. 1050 Woodward Avenue, Detroit, MI 48226, Phone (800) 226-6308.


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

Hogue, Cindy AKA Hogue, Cynthia M.
Case: 107572-1

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: October 24, 2022

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

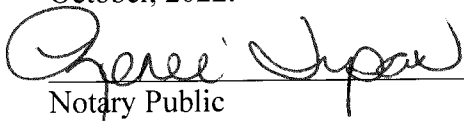
By: 
Stephen P. Lowman

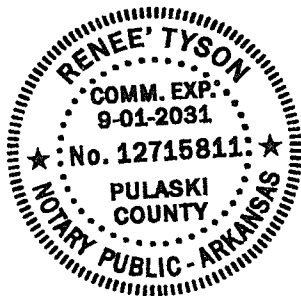
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 24th day of October, 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 24th day of October, 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: 10/25/2022 08:14 AM MDT

Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	SF	AMT	TOTAL PROCESSED
Saline County, AR							
Oct 25, 2022							
Cindy Hogue NOD							
Exe NOD 10.24.22	NOTICE OF DEFAULT AND INTENTION TO SELL	2	E 2022-024406	10/25/2022 08:01 AM CDT	Submission Fee 4.75	Recording Fee 160.00	164.75 10/25/2022
					4.75	160.00	164.75
					4.75	160.00	164.75
Totals for Saline County, AR					4.75	160.00	164.75

Recording Fee Totals

COUNTY	RECORD DATE	SF	AMT	TOTAL
Saline County, AR	10/25/2022	4.75	160.00	164.75
Totals for Saline County, AR		4.75	160.00	164.75
Total of All Recording Fees		4.75	160.00	164.75

Document Count: 1

Package Count: 1

Questions Contact:

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604