

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

Grantor: McFadden, III, Russell A. and Smith, Joy J.

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, June 12, 2023, at or about 3:30 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 Perry County Courthouse, 310 West Main St., Perryville, 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:

BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T3N-R20W, 5TH P.M., PERRY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE SW 1/4 NW 1/4; THENCE NORTH 1 DEGREE 27 MINUTES 03 SECONDS EAST 315.00 FEET ALONG THE WEST LINE OF THE SW 1/4 NW 1/4 TO A 5/8 INCH REBAR; THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS EAST 315.00 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 1 DEGREE 27 MINUTES 03 SECONDS WEST 105.00 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS EAST 142.63 FEET TO A 5/8 INCH REBAR, THENCE SOUTH 12 DEGREES 46 MINUTES 46 SECONDS WEST 214.92 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89 DEGREES 31 MINUTES 00 SECONDS WEST 415.40 FEET TO THE POINT OF BEGINNING; CONTAINING 2.86 ACRES, MORE OR LESS.

ALSO, A ROAD EASEMENT, 20 FEET WIDE, BEING DESCRIBED AS FOLLOWS: BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T3N-R20W, 5TH P.M., PERRY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW 1/4 NW 1/4; THENCE NORTH 1 DEGREE 27 MINUTES 03 SECONDS EAST 315.00 FEET ALONG THE WEST LINE OF THE SW 1/4 NW 1/4 TO A 5/8 INCH REBAR; THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS EAST 31 5.00 FEET TO A 5/8 INCH REBAR THENCE SOUTH 1 DEGREE 27 MINUTES 03 SECONDS WEST 71.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 37 DEGREES 43 MINUTES 14 SECONDS EAST 28.34 FEET; THENCE NORTH 67 DEGREES 12 MINUTES 26 SECONDS EAST 74.92 FEET; THENCE NORTH 81 DEGREES 49 MINUTES 33 SECONDS EAST 97.13 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 01 SECOND EAST 86.99 FEET; THENCE SOUTH 78 DEGREES 50 MINUTES 53 SECONDS EAST 89.65 FEET TO THE WESTERLY R/W LINE OF HWY 7: THENCE SOUTH 24 DEGREES 46 MINUTES 52 SECONDS WEST 28.58 FEET ALONG THE WESTERLY R/W LINE OF HWY 7; THENCE NORTH 78 DEGREES 50 MINUTES 53 SECONDS WEST 82.76 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 07 SECONDS WEST 83.62 FEET; THENCE SOUTH 82 DEGREES 01 MINUTES 29 SECONDS WEST 93.23 FEET; THENCE SOUTH 66 DEGREES 56 MINUTES 59 SECONDS WEST 67.10 FEET; THENCE SOUTH 37 DEGREES 45 MINUTES 27 SECONDS WEST 50.33 FEET; THENCE NORTH 1 DEGREE 27 MINUTES 03 SECONDS EAST 33.75 FEET TO THE POINT OF BEGINNING.

More Commonly Known As: 23 Dickson Dr., Plainview, AR 72857-8813.

On April 19, 2019, Russell A. McFadden, III and Joy J. Smith executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Quicken Loans Inc, which was recorded on May 1, 2019, as Instrument No. 056382 in the real estate records of Perry 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 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: April 5, 2023

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

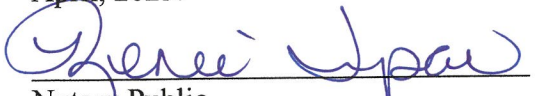
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 5th day of April, 2023, 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 April, 2023.


Notary Public

