

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

Grantor: Jason Floyd and Kimberly Floyd

**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 Wednesday, June 21, 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 Sebastian County Courthouse, 301 East Center Street, Greenwood, 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 North Half of the Southwest Quarter of the Northeast Quarter of Section 1, Township 5 North, Range 30 West, Greenwood District, Sebastian County, Arkansas, being more particularly described as follows: Beginning at a one inch steel pin being the Southwest corner of the North Half of the Southwest Quarter of the Northeast Quarter of said Section 1 and run thence North 01 degree 04 minutes 43 seconds East along the West line of said North Half, 557.80 feet to the center line of Possum Hollow Road; thence North 81 degrees 33 minutes 33 seconds East along the center line of said road, 350.78 feet; thence South 00 degrees 26 minutes 34 seconds East along a fence line, 616.33 feet to a 4 inch post place in concrete; thence North 88 degrees 55 minutes 17 seconds West along a fence line, 362.30 feet to the point of beginning. Except public roads, rights-of-way and any easements of record.

More Commonly Known As: 6715 Possum Hollow Road, Booneville, AR 72927.

On May 1, 2009, Jason Floyd and Kimberly Floyd executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. MERS solely as a nominee for Benefit Bank, which was recorded on May 7, 2009, as Instrument No. 7267083 and 07-00231 in the real estate records of Sebastian 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

Jason Floyd and Kimberly Floyd
Case: 106723-1

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: April 21, 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 21st 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 21st day of April, 2023.

Renee Tyson
Notary Public

