

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

Grantor: Bice, Samantha and Love, Nathan

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

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 Thursday, October 26, 2023, at or about 11:30 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 Franklin County Courthouse, 211 West Commercial, Ozark, 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 certain tract of land located in part of the NW 1/4 of the SE 1/4 of Section 11, Township 9 North, Range 27 West in Franklin County, Arkansas. Being more particularly described as follows: Commencing at a 5/8-inch rebar at the SW corner of said NW 1/4 of the SE 1/4 : Thence South 83 degrees 56 minutes 07 seconds East 155.06 feet along the South line of said NW 1/4 of the SE 1/4 to a point on the East Right of Way of State Highway 23 : Thence: North 00 degrees 31 minutes 50 seconds West 431.70 feet along said Right of Way to a found 1/2-inch iron pipe. The point of beginning: Thence: North 00 degrees 31 minutes 50 seconds West 78.78 feet along said Right of Way to a found 1/2-inch iron pipe: Thence: South 84 degrees 28 minutes 32 seconds East 225.76 feet to a set 1/2-inch rebar: Thence: South 00 degrees 41 minutes 53 seconds East 67.97 feet to a set 1/2-inch rebar: Thence: North 87 degrees 13 minutes 05 seconds West 225.08 feet to the Point of Beginning. Containing 0.378 of an acre more or less and being subject to all easements of record and as shown on Arkansas River Valley Surveying Plat 4490-A.

More Commonly Known As: 1410 S. Highway 23, Ozark, AR 72949-2578.

On July 29, 2022, Samantha Bice and Nathan Love executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, which was recorded on August 3, 2022, as Instrument No. 2022R-002268 re-recorded on December 19, 2022 as Instrument No. 2022R-003616 in the real estate records of Franklin County, Arkansas and is now held by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC.

Bice, Samantha and Love, Nathan
Case: 108134-1

