

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

Grantor: Murchison, Jeremy E. and Alexander, Jessica

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

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 Thursday, February 22, 2024, 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 Sevier County Courthouse, 115 N. 3rd St., De Queen, 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:

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 32 WEST, SEVIER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS EAST 1129.68 FEET ALONG THE SOUTH LINE OF THE SAID EAST 1/2 TO A FOUND IRON PIN IN THE CENTERLINE OF A PUBLIC ROAD; THENCE NORTH 7 DEGREES 49 MINUTES 27 SECONDS EAST 241.53 FEET; THENCE ALONG SAID ROAD NORTH 14 DEGREES 10 MINUTES 09 SECONDS EAST 136.01 FEET TO THE POINT OF BEGINNING, THENCE LEAVING SAID ROAD NORTH 78 DEGREES 35 MINUTES 19 SECONDS WEST 508.34 FEET; THENCE NORTH 457.55 FEET TO A FOUND IRON PIN, THENCE EAST 330.00 FEET TO A FOUND IRON PIN; THENCE SOUTH 44 DEGREES 37 MINUTES 56 SECONDS EAST 350.48 FEET TO A FOUND "MAG NAIL" IN THE CENTER OF A PUBLIC ROAD; THENCE ALONG SAID ROAD SOUTH 14 DEGREES 10 MINUTES 09 SECONDS WEST 318.40 FEET TO THE POINT OF BEGINNING.

More Commonly Known As: 356 Dog Town Rd., De Queen, AR 71832-8866.

On December 5, 2016, Jeremy E. Murchison and Jessica Alexander executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Quicken Loans INC., which was recorded on December 19, 2016, as Instrument No. 2016R003757 in the real estate records of Sevier 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 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


Murchison, Jeremy E. and Alexander, Jessica
Case: 108135-1

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: December 5, 2023

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

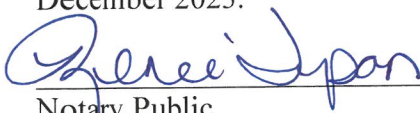
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 5th day of December, 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 December 2023.


Notary Public

