

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

Grantor: Kevin D. Weeks and Shaye Weeks

Grantee: Flat Branch Mortgage, 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 Thursday, July 4, 2024, 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 Lonoke County Courthouse, 301 North Center St., Lonoke, 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 SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 10 WEST, LONOKE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 27, TOWNSHIP 5 NORTH, RANGE 10 WEST; THENCE SOUTH 00 DEGREES 08 MINUTES 53 SECONDS WEST, 2046.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 31 MINUTES 21 SECONDS EAST, 93.96 FEET; THENCE SOUTH 25 DEGREES 47 MINUTES 14 SECONDS EAST, 129.75 FEET; THENCE NORTH 64 DEGREES 07 MINUTES 40 SECONDS EAST, 203.00 FEET; THENCE NORTH 14 DEGREES 57 MINUTES 55 SECONDS EAST, 31.37 FEET; THENCE NORTH 75 DEGREES 31 MINUTES 32 SECONDS EAST, 191.85 FEET; THENCE SOUTH 29 DEGREES 22 MINUTES 07 SECONDS EAST, 53.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 MAGNESS CREEK SUBDIVISION AS RECORDED IN PLAT BOOK D AT PAGE 302, IN THE LONOKE COUNTY COURT HOUSE; THENCE NORTH 89 DEGREES 31 MINUTES 21 SECONDS EAST, 113.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 19 SECONDS WEST, 331.29 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 21 SECONDS WEST, 665.86 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 14 SECONDS WEST, 331.87 FEET TO THE POINT OF BEGINNING, CONTAINING 4.7958 ACRES, MORE OR LESS.

More Commonly Known As: 16030 Highway 5, Cabot, AR 72023.

On May 6, 2020, Kevin D. Weeks and Shaye Weeks executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Flat Branch Mortgage Inc., which was recorded on May 6, 2020, as Instrument No. 2020-04467 in the real estate records of

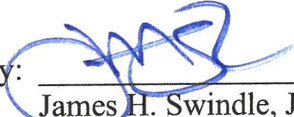
Lonoke County, Arkansas and is now held by Flat Branch Mortgage, Inc..

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: Flat Branch Home Loans, 16150 Main Circle Drive, Chesterfield, MO 63017, Phone (314) 872-0998.

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 25, 2024

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


By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 25th day of April, 2024, before me, Cecilia Synco, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named James H. Swindle, Jr., 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 25th day of April, 2024.


Notary Public

Kevin D. Weeks and Shaye Weeks
Case: 108695-1

