

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

Grantor: Justin Lee Holland and Julie Ester Hill

Grantee: GMFS 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 Monday, June 3, 2024, 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 Pope County Courthouse, 100 W. Main Street, Russellville, 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 SW/4 of the NW/4 of Section 3, T-8-N, R-19-W, Pope County, Arkansas, being more particularly described as follows: Commencing at the SW Corner of said SW/4 of the NW/4; thence along the South line thereof, South 87 deg. 42 min. 31 sec. East, 250.00 feet to a found iron pin for the true Point of Beginning; thence continuing South 87 deg. 42 min. 31 sec. East, 370.19 feet to a found "T" post, thence North 01 deg. 43 min. 35 sec. East, 929.90 feet to a point on the centerline of Highway #164 (a found iron pipe bears South 01 deg. 43 min. 35 sec. West, 43.25 feet from this point); thence along said centerline through the following courses: North 82 deg. 09 min. 19 sec. West, 92.81 feet; North 80 deg. 56 min. 03 sec. West, 80.54 feet; North 80 deg. 04 min. 14 sec. West, 88.18 feet; and North 78 deg. 34 min. 12 sec. West, 112.36 feet to a point (a set iron pin bears South 01 deg. 43 min. 32 sec. West, 42.28 feet from this point); thence leaving said centerline South 01 deg. 43 min. 32 sec. West, 977.95 feet to the Point of Beginning.

More Commonly Known As: 6517 SR 164 E., Dover, AR 72837.

On April 2, 2019, Justin Lee Holland and Julie Ester Hill executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for First State Bank, which was recorded on April 8, 2019, as Instrument No. 201902684 in the real estate records of Pope County, Arkansas and is now held by GMFS LLC.

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: Specialized Loan Servicing, LLC, 8742 Lucent Blvd., Suite 300, Highlands Ranch, CO 80129, Phone (800) 306-6062.

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: March 28, 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 28th day of March, 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 28th day of March, 2024.


Notary Public

