

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

Grantor: Ivan Clay Hollaway and Connie Renee Hollaway

Grantee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans 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 Monday, May 6, 2024, 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 Conway County Courthouse, 117 S. Moose St., Morrilton, 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:

Tax Id Number(s): 00108190000

Land Situated in the County of Conway in the State of AR

Approximately 2.83 Acres in the NW1/4 of the NW1/4 and approximately 3.37 Acres in the SW1/4 of the NW1/4 all in Section 2, T7N-R17W of the 5th Principal Meridian, Conway County, Arkansas, being more particularly described as follows:

Commencing at a found 5/8 inch rebar for the NE corner of said NW1/4 NW1/4; thence South 02 degrees 02 minutes 35 seconds West along the East line of said NW1/4 NW1/4, 777.38 feet to a point in the center of Arkansas State Highway No. 213; Thence North 71 degrees 24 minutes 30 seconds West along said center 63.93 feet to a point in line with a North and South fence for the point of beginning; thence along said fence as called for in a property line agreement recorded in mortgage book "229" at Page 16, the following courses;

South 02 minutes 30 seconds West, 1230.0 feet to a set 3/8 inch rebar; thence

South 27 degrees 23 minutes West, 29.3 to a set 3/8 inch rebar; thence along a fence as called for in a property line agreement recorded in mortgage book "229" at page 14 the following courses;

North 87 minutes 25 seconds West, 192.6 feet to set 3/8 in rebar; thence

North 03 minutes 25 seconds West 26.9 feet to set 3/8 in rebar; thence

North 02 minutes 08 seconds East, 1051.1 feet to set 3/8 in rebar; thence

North 80 minutes 55 seconds East, 3.4 feet to set 3/8 in rebar; thence

North 05 minutes 08 seconds East along said fence and the extension thereof, 235.7 feet to the center of Arkansas State Highway No. 213; thence South 71 degrees 24 minutes 30 seconds East along said center, 208.39 feet to the point of beginning.

The above described tract being surveyed by Larry W. Lachowsky, PLS 1084, with a plat of said survey and copies of the aforementioned property line agreements, filed in the Circuit Clerk's Office, Conway County, contains in the aggregate 6.20 acres, more or less, and is subject to any easements, public or private, which may exist thereon.

The property address and tax parcel identification number listed are provided solely for informational purposes.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 609 Highway 213, Hattieville, AR 72063-8905

More Commonly Known As: 609 Highway 213, Hattieville, AR 72063-7206.

On July 13, 2016, Ivan Clay Hollaway and Connie Renee Hollaway executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Quicken Loans, LLC, which was recorded on July 26, 2016, in Record Book 612 at Page 00728 in the real estate records of Conway County, Arkansas and is now held by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc..

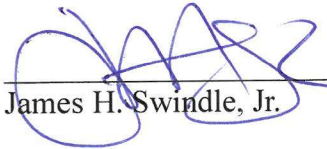
The default for which foreclosure is made is due to the failure of payment per the terms of the note and security instrument and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and as such has directed Mickel Law Firm, P.A., as its Attorney-in-Fact 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: 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: February 14, 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

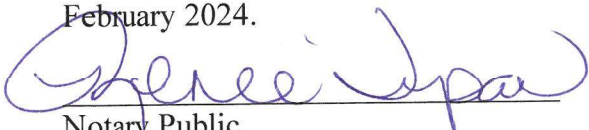
STATE OF ARKANSAS)

) ss.

COUNTY OF PULASKI)

On this 14th day of February, 2024, 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 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 14th day of February 2024.


Notary Public