

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

Grantor: Sandra Moore aka Kay Moore

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 Wednesday, May 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 Hot Spring County Courthouse, 210 Locust Street, Malvern, 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:

Land situated in the County of Hot Spring in the State of AR
PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION
15, TOWNSHIP 6 SOUTH, RANGE 16 WEST, DESCRIBED AS FOLLOWS: COMMENCE
AT THE NORTHWEST CORNER OF THE NE 1/4 NE 1/4 SECTION 15, TOWNSHIP 6
SOUTH, RANGE 16 WEST, THENCE SOUTH 261 FEET TO THE POINT OF BEGINNING
FOR THE DESCRIPTION. THIS POINT BEING THE SOUTHWEST CORNER OF LANDS
DESCRIBED IN DEED RECORD BOOK 72, PAGE 97, RECORDS OF HOT SPRING
COUNTY, ARKANSAS; THENCE CONTINUE SOUTH 399 FEET MORE OR LESS TO
THE SW CORNER OF THE NORTH 1/2 OF THE NE 1/4 NE 1/4; THENCE EAST 136 FEET;
THENCE NORTH 399 FEET; THENCE WEST 136 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.25 ACRES, MORE OR LESS.

More Commonly Known As: 11325 Highway 222, Malvern, AR 72104-8244.

On March 31, 2021, Sandra Moore aka Kay Moore executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Quicken Loans, LLC, which was recorded on September 9, 2021, in Record Book 498 at Page 205 as Instrument No. 2021-002797 in the real estate records of Hot Spring County, Arkansas and is now held by Rocket Mortgage, LLC f/k/a Quicken Loans, 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

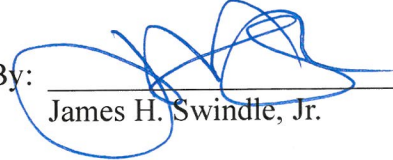
Sandra Moore aka Kay Moore
Case: 108626-1

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 29, 2024

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

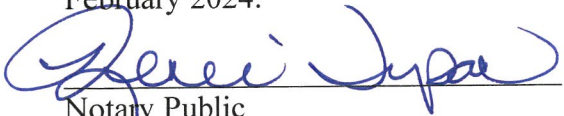
By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 29th 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 29th day of February 2024.


Notary Public



Sandra Moore aka Kay Moore
Case: 108626-1