

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

Grantor: Mike McCoy

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 Thursday, May 30, 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 Cross County Courthouse, 705 E. Union, Wynne, 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 3 .65 acres being a tract of land located in the East Half (E 1/2), of the Northwest Quarter (NW 1/4) of Section Nineteen (19), Township Seven (7) North, Range Two (2) East, Cross County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner, of the Southeast Quarter (SE 1/4), of the Northwest Quarter (NW 1/4), of Section Nineteen (19), Township Seven (7) North, Range Two (2) East, the point of beginning; thence from the point of beginning, North 216.29 feet along the East line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section 19, to a point; thence South 61 deg, 53 min. 17 sec. West 21.70 feet to a point; thence South 89 deg. 30 min. 54 sec. West 265.57 feet to a point; thence South 76 deg. 51 min. 03 sec. West 181.88 feet to a point; thence South 01 deg. 02 min. 57 sec. West 316.02 feet to a point; thence North 88 deg. 08 min. 41 sec. East 466.48 feet. to a point on the East line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section 19; thence North 138.43 feet along the East line of the East Half (E 1/2) of the Northwest Quarter (NW 1/4), of said Section 19, to the point of beginning, containing 3.65 acres.

More Commonly Known As: 151 County Road 527, Wynne, AR 72396-7542.

On October 16, 2020, Mike McCoy executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Quicken Loans, LLC, which was recorded on October 20, 2020, as Instrument No. LR-2020-2412 in the real estate records of Cross County, Arkansas and is now held by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc..

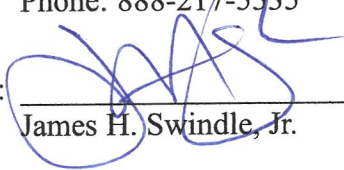
Mike McCoy
Case: 108352-3

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: March 19, 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 19th 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 19th day of March, 2024.


Notary Public

Exp. Date February 05, 2032
Cecilia Synco
Notary Public
Commission # 12717320
Pulaski County, Arkansas

Mike McCoy
Case: 108352-3