

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

Grantor: Robert Hunter and Patty Hunter

Grantee: Metropolitan Life Insurance Company

AMENDED 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 Friday, August 30, 2024, at or about 11:00 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 Montgomery County Courthouse, 105 Hwy. 270 E, Mount Ida, 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:

All that part of the NE 1/4 of the SW 1/4, Section 18, Township 2 South, Range 24 West, described as follows: Commencing at the NW corner of the NE 1/4 SW 1/4 thence South 1 deg. 09 min. West along the Forty line 684. 7 feet to the point of beginning; thence South 1 deg. 09 min. West along the forty line 338.1 feet; thence South 80 deg. 41 min. East 308.4 feet to the center of a road; thence with the road North 5 deg. 37 min. West 128.2 feet; thence North 0 deg. 58 min. East 251.7 feet; thence leaving the road North 88 deg. 18 min. West 289.3 feet to the point of beginning and containing 2.40 acres more or less, and subject to a 20 foot wide road easement along the east side, all as surveyed by Edward Cannell, RLS #1071 September 24, 1987, subject to any existing easements.

Subject to a 20-Foot wide utility easement on said described property, said easement as actually located; further subject to herein a reservation of a 20-Foot road right-of-way easement, located of said easement to be determined by GRANTORS in Warranty Deed filed 4/4/1988 in Deed Book 86, page 499 of the Records of Montgomery County, Arkansas and laid out in conjunction, conformity, and respect to adjoining and other tracts of parcels of land in this same area and for the purpose of ingress and egress For GRANTEES hereunder and other adjoining and area property Owners.

More Commonly Known As: 31 Red Oak Drive, Mt. Ida, AR 71957.

On December 11, 2003, Robert Hunter and Patty Hunter executed a security instrument in favor of Ameriquest Mortgage Company, which was recorded on January 6, 2004, in Record Book 143 at Page 629 in the real estate records of Montgomery County, Arkansas and is now held by Metropolitan Life

Robert Hunter and Patty Hunter
Case: 108705-1

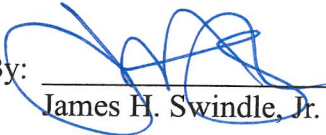
Insurance Company.

The default for which foreclosure is made is due to 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: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100, Greenville, SC 29601-2743, Phone (864) 312-4704.

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.

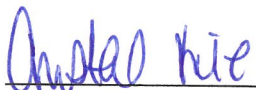
Dated: July 30, 2024

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

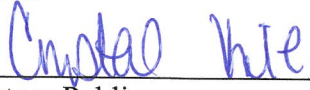
By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 30th day of July, 2024, before me, , 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 30th day of July, 2024.


Notary Public

Robert Hunter and Patty Hunter
Case: 108705-1

