

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

Grantor: Steven Bradley Gibson and Reanna McDaniel

Grantee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

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 Tuesday, September 17, 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 Miller County Courthouse, 412 Laurel St., Texarkana, 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 certain tract or parcel of land situated in the South Half of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 19, Township 15 South, Range Twenty-Seven West, Miller County Arkansas, described as follows:

Beginning at the Southwest Corner of said South Half, Southeast Quarter, Northwest Quarter, Northeast Quarter; thence East 264 feet along the South line of the said South Half, Southeast Quarter, Northwest Quarter, Northeast Quarter; thence North 330 feet to a point on the North line of the said South half, Southeast Quarter, Northwest Quarter, Northeast Quarter; thence West 264 feet to the Northwest corner of the said South Half of the Southeast Quarter, Northwest Quarter, Northeast Quarter; thence South 330 feet to the point of beginning and containing 2 acres, more or less, provided Granter reserves an easement for ingress and egress purposes across the South 30 feet of the above described property.

More Commonly Known As: 1911 Vanderbilt Rd., Texarkana, AR 71854-0870.

On December 12, 2022, Steven Bradley Gibson and Reanna McDaniel executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Rocket Mortgage, LLC, which was recorded on December 13, 2022, as Instrument No. 2022R009222 in the real estate records of Miller 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 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

Steven Bradley Gibson and Reanna McDaniel
Case: 108715-1

