

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University
Ste. 764
Little Rock, AR 72207

Grantor: Tristan Lloyd and Cassidy Lloyd

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 Wednesday, June 4, 2025, at or about 1:30 PM, 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 Sharp County Courthouse, 718 Ash Flat Drive, Ash Flat, 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:

BEGINNING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 6 WEST, RUNNING DUE WEST ALONG QUARTER SECTION LINE 660 FEET TO AN IRON PIPE; THENCE DUE SOUTH 868 FEET TO THE COUNTY ROAD; THENCE ALONG COUNTY ROAD NORTH 77 DEGREES 46 MINUTES 13 SECONDS EAST 162 FEET; THENCE SOUTH 71 DEGREES 15 MINUTES EAST 523.08 FEET TO AN IRON PIPE ON THE QUARTER SECTION LINE; THENCE NORTH ALONG QUARTER SECTION LINE 899 FEET TO THE POINT OF BEGINNING.

More Commonly Known As: 326 Fairground Rd., Ash Flat, AR 72513-9661.

On November 20, 2021, Tristan Lloyd and Cassidy Lloyd executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, which was recorded on December 6, 2021, in Record Book 2021 at Page 25033as Instrument No. 2106762 in the real estate records of Sharp 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 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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, 1050

Tristan Lloyd and Cassidy Lloyd
Case: 109139-1

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: April 16, 2025

Mickel Law Firm, P.A.

1501 North University

Ste. 764

Little Rock, AR 72207

Phone: 888-217-5535

By:


James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

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) ss.

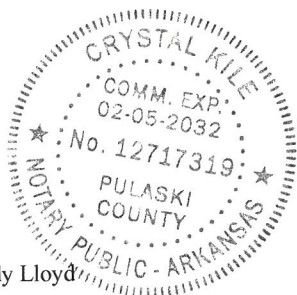
COUNTY OF PULASKI

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On this 16th day of April, 2025, before me, Crystal Kille, 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 16th day of April, 2025.

Crystal Kille
Notary Public



Tristan Lloyd and Cassidy Lloyd
Case: 109139-1