

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

Grantor: Plez B. Rankin Jr. and Peggy J. Rankin

Grantee: Hope Community Credit Union

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, March 11, 2025, at or about 2:30 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 Clark County Courthouse, 401 Clay Street, Arkadelphia, 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 parcel of land being located in the NE1/4 NW1/4 of Section 20, Township 6 South, Range 19 West, Clark County, Arkansas, and being described as follows: Commence at the Southeast Corner of said NE1/4 NW1/4 thence North 90 degrees 00 minutes 00 seconds West, a distance of 778.72 feet; thence North 02 degrees 01 minute 38 seconds West, a distance of 215.31 feet to the Point of Beginning; thence North 02 degrees 01 minute 38 seconds West, a distance of 188.40 feet more or less to the South line of Liberty Street, this point being 30.5 feet South of the centerline of said Liberty Street; thence South 87 degrees 56 minutes 45 seconds West along the South line of Liberty Street, a distance of 95.00 feet; thence South 02 degrees 01 minute 38 seconds East, a distance of 188.40 feet; thence North 87 degrees 56 minutes 45 seconds East, a distance of 95.00 feet to the Point of Beginning. Containing 0.411 acres, more or less.

More Commonly Known As: 107 Wagon Wheel St., Arkadelphia, AR 71923.

On May 26, 2006, Plez B. Rankin Jr. and Peggy J. Rankin executed a security instrument in favor of Hope Community Credit Union, which was recorded on May 31, 2006, in Record Book 621 at Page 330as Instrument No. 2006-1650 in the real estate records of Clark County, Arkansas and is now held by Hope Enterprise Corporation.

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

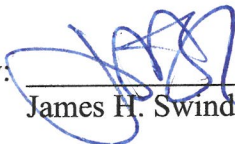
Plez B. Rankin Jr. and Peggy J. Rankin
Case: 106864-3

initiating this foreclosure can be contacted at or in care of its servicer: Dovenmuehle Mortgage Service, 1 Corporate Center Drive, Suite 360, Lake Zurich, IL 60047, Phone (800) 669-0340.

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: December 11, 2024

Mickel Law Firm, P.A.
1501 North University
Ste. 764
Little Rock, AR 72207
Phone: 888-217-5535

By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

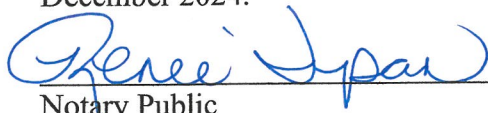
STATE OF ARKANSAS)

) ss.

COUNTY OF PULASKI)

On this 11th day of December, 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 11th day of December 2024.


Notary Public

