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

Grantor: Jonuer Rivera Perez

Grantee: Flat Branch Mortgage, 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 Tuesday, July 23, 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 Crawford County Courthouse, 317 Main Street, Van Buren, 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:

TRACT 6, QUAIL RUN ESTATES, AN ADDITION TO CRAWFORD COUNTY, ARKANSAS, ACCORDING TO THE PLAT FILED OF RECORD AUGUST 28, 1997 SUBJECT TO EASEMENTS, RIGHTS OF WAY AND COVENANTS OF RECORD. SUBJECT TO RESTRICTIONS OF RECORD AND RESERVATIONS AND CONVEYENCES OF OIL, GAS AND OTHER MINERALS.

More Commonly Known As: 4807 Harrington Dr., Uniontown, AR 72955

On April 2, 2021, Jonuer Rivera Perez executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Flat Branch Mortgage Inc., which was recorded on April 5, 2021, as Instrument No. 2021003608 in the real estate records of Crawford County, Arkansas and is now held by Flat Branch Mortgage, Inc.

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: Flat Branch Home Loans, 16150 Main Circle Drive, Chesterfield, MO 63017, Phone (314) 872-0998.

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

Jonuer Rivera Perez Case: 108769-1 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: May 15, 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 15th day of May, 2024, before me, <u>Cecilio Sydoo</u>, 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 15th day of May, 2024.

Notary Public

Cecilia Synco
Notary Public
Commission # 12717320

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