

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

