

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

Grantor: Gilbert L. Guess II and Lois E. Guess

Grantee: GMFS 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, July 30, 2024, at or about 12:30 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 Hot Spring County Courthouse, 210 Locust Street, Malvern, 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 part of the SE1/4 of the NW1/4, and a part of the SW1/4 of the NE1/4, all in Section 9, Township 3 South, Range 17 West, Hot Spring County, Arkansas, being more particularly described as follows: commencing at the SE corner of the SE1/4 of the NW1/4 of said Section 9, thence North 02 deg. 07 min. 22 sec. East 351.78 feet to a point in the centerline of Gourneck Valley Road and the point of beginning; thence continuing along said centerline the following 3 courses: South 75 deg. 15 min. 07 sec. West 26.54 feet; thence South 75 deg. 58 min. 09 sec. West 124.30 feet; thence South 78 deg. 09 min. 54 sec. West 62.96 feet; thence North 13 deg. 51 min. 05 sec. West, leaving said centerline 196.82 feet; thence North 76 deg. 08 min. 55 sec. East 303.93 feet; thence South 13 deg. 51 min. 05 sec. East 196.82 feet to the centerline of said road; thence along said centerline South 75 deg. 15 min. 07 sec. West 90.19 feet to the point of beginning.

More Commonly Known As: 2804 Gourneck Valley Road, Malvern, AR 72104.

On August 25, 2001, Gilbert L. Guess II and Lois E. Guess executed a security instrument in favor of Mortgage Electronic Registration System, Inc. ("MERS") Solely as nominee for GMFS, LLC, which was recorded on August 30, 2021, in Record Book 497 at Page 895 as Instrument No. 2021-002598 in the real estate records of Hot Spring County, Arkansas and is now held by GMFS 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-

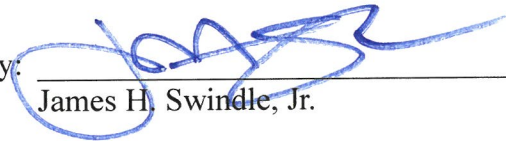
Gilbert L. Guess II and Lois E. Guess
Case: 108378-1

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: Specialized Loan Servicing, LLC, 8742 Lucent Blvd., Suite 300, Highlands Ranch, CO 80129, Phone (800) 306-6062.

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: May 10, 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 10th day of May, 2024, before me, Crystal Kile, 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 10th day of May, 2024.

Crystal Kile
Notary Public

