

ELECTRONIC RECORDING
2023R-007647

CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
05/05/2023 09:23:41 AM
RECORDING FEE: 45.00
PAGES: 7

This Instrument Prepared By:

WILSON & ASSOCIATES, P.L.L.C.
400 West Capitol Avenue Suite 1400
Little Rock, AR 72201
(501) 219-9388
Info@TheWilsonLawFirm.com

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)

Callan Romine, Kiandra Romine

GRANTEE(s)

**Rocket Mortgage, LLC f/k/a
Quicken Loans, LLC f/k/a Quicken Loans Inc.**



MORTGAGEE'S DEED

WHEREAS, on June 27, 2019, Callan Romine, Kiandra Romine executed and delivered to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans, Inc., its successors and assigns a mortgage, recorded June 27, 2019, Document No. 2019R-012862 and modified on June 7, 2021, Document No. 2021R-013642 in the real estate records of Craighead (Jonesboro) County, Arkansas, whereby, for the purpose of securing the payment of certain indebtedness set out in said mortgage, they did grant, sell, and convey to the said mortgagee the following-described property, situated, lying, and being in the County of Craighead (Jonesboro), State of Arkansas:

Property 1: A part of the Northeast Quarter of the Northwest Quarter of Section 33, Township 15 North, Range 4 East, more particularly described as follows : Begin at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 33; thence South 208.72 feet to the point of beginning proper; thence continue South 208.72 feet to a point; thence West 208.72 feet to a point; thence North 208.72 feet to a point; thence East 208.72 feet to the point of beginning proper, being subject to a public road right of way along the East side thereof, and containing 1.00 acre, more or less.

Property 2: A tract located in the Northeast Quarter of the Northwest Quarter of Section 33, Township 15 North, Range 4 East, more particularly described as follows: Commence at the Southeast corner of said NE1/4 of NW1/4 thence North 1143.48 feet to the point of beginning, thence West 208.72 feet, thence South 208.72 feet, thence West 313.02 feet North 417.44 feet, thence East 521.75 feet, thence South 208.72 feet to the point of beginning, containing 4.0 acres and subject to road right-of-way on the e East and North side and utility easements. LESS AND EXCEPT THE FOLLOWING: Part of the NE 1/4 of the NW 1/4 Section 33, T15N-R4E, Craighead County, Arkansas, more particularly described as follows: Commence at the North Quarter corner of said Section 33; thence S 89°39'00" W 165.96 feet to the point of beginning; thence S 00°06'54" E 187.76 feet; thence S 89°14'07" W 204.60 feet; thence S 00°01'46" W 229.84

feet; thence S 89°44'51" W 150.41 feet; thence N 00°08'10" W 418.83 feet to the North line of said Section 33; thence N 89°39'00" E along the North line of Section 33 a distance of 355.73 feet to the point of beginning, containing 2.34 acres, more or less, and being subject to road right-of-way across the North side. (Legal description revised pursuant to an Attorney's Affidavit filed July 1, 2022, at Instrument No. 2022R-014713.)

Commonly known as: 1090 County Road 730, Jonesboro, AR 72401

WHEREAS, default has been made with respect to a provision in the mortgage that authorizes sale in the event of the default of said provision and Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. has elected to exercise the power of sale and to sell said property in accordance with the provisions of Ark. Code Ann. §18-50-101, *et seq.*, as amended, for the purpose of paying said indebtedness;

WHEREAS, pursuant to Ark. Code Ann. §18-50-102, Wilson & Associates, P.L.L.C., an entity qualified and authorized to foreclose a mortgage under § 18-50-102(a), was appointed by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. as its attorney-in-fact to sell said property;

WHEREAS, pursuant to Ark. Code Ann. § 18-50-104, notice of the time, place, and terms of such sale was given by mailing of the requisite Mortgagee's Notice of Default and Intention to Sell within thirty (30) days of the recording of said Notice; said notice was sent in the manner and to the persons as required by Ark. Code Ann. § 18-50-104(c).

WHEREAS, pursuant to Ark. Code Ann. § 18-50-105, notice was published: (1) in a newspaper of general circulation in Craighead (Jonesboro) one (1) time a week for (4) four consecutive weeks, with the final publication being no more than ten (10) days prior to the May 1, 2023; (2) by posting notice of such sale by a third-party posting provider, at the place in the courthouse for Craighead (Jonesboro), Arkansas where notices of judicial sales are customarily posted; and (3) by employing a third-party Internet foreclosure sale notice information service provider;

WHEREAS, pursuant to Ark. Code Ann. § 18-50-106, on or before the date the sale was conducted, a duly acknowledged Affidavit of Mailing and Compliance with Statutory Notice Requirements was filed for record in the real estate records of Craighead (Jonesboro) Arkansas, and is incorporated herein by reference;

WHEREAS, pursuant to Ark. Code Ann. §18-50-104, the undersigned received certification that Callan Romine, Kiandra Romine had not applied or was ineligible for loan modification or forbearance assistance, and that notice of such ineligibility was sent in compliance with Ark. Code Ann. §18-50-104(a)(3)(A).

WHEREAS, pursuant to a search completed on Department of Defense DMDC website, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least twelve (12) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed, and therefore enforcement of the same is not subject to the provisions of the SCRA. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C. §501, *et seq.* (the Servicemembers Civil Relief Act).

WHEREAS, pursuant to the provisions of Ark. Code Ann. § 18-50-101, *et seq.*, Rocket Mortgage, LLC

f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., by its attorney-in-fact, Wilson & Associates, P.L.L.C., proceeded to sell said property at public auction, at the Craighead (Jonesboro) Courthouse, on May 1, 2023 AND

WHEREAS, pursuant to Ark. Code Ann. §18-50-107, at the time and place aforesaid, such sale was conducted by a third-party licensed to sell real estate and licensed to act as an auctioneer and said property was sold to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. for the price and sum of \$125,670.00, it being the best and highest bid, and at least two-thirds (2/3) of the total indebtedness on the sale date.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., by its attorney-in-fact, Wilson & Associates, P.L.L.C., by virtue of the powers granted by Ark. Code Ann. §18-50-101, *et seq.*, and in consideration of the foregoing premises and of the sum of \$125,670.00, credit for said amount received by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. pursuant to Ark. Code Ann. § 18-50-107(e)(4), does GRANT, SELL, AND CONVEY unto the said Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. and its successors and assigns forever the following-described property, situated in the County of Craighead (Jonesboro), State of Arkansas, to-wit:

Property 1: A part of the Northeast Quarter of the Northwest Quarter of Section 33, Township 15 North, Range 4 East, more particularly described as follows : Begin at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 33; thence South 208.72 feet to the point of beginning proper; thence continue South 208.72 feet to a point; thence West 208.72 feet to a point; thence North 208.72 feet to a point; thence East 208.72 feet to the point of beginning proper, being subject to a public road right of way along the East side thereof, and containing 1.00 acre, more or less.

Property 2: A tract located in the Northeast Quarter of the Northwest Quarter of Section 33, Township 15 North, Range 4 East, more particularly described as follows: Commence at the Southeast corner of said NE1/4 of NW1/4 thence North 1143.48 feet to the point of beginning, thence West 208.72 feet, thence South 208.72 feet, thence West 313.02 feet North 417.44 feet, thence East 521.75 feet, thence South 208.72 feet to the point of beginning, containing 4.0 acres and subject to road right-of-way on the e East and North side and utility easements. LESS AND EXCEPT THE FOLLOWING: Part of the NE 1/4 of the NW 1/4 Section 33, T15N-R4E, Craighead County, Arkansas, more particularly described as follows: Commence at the North Quarter corner of said Section 33; thence S 89°39'00" W 165.96 feet to the point of beginning; thence S 00°06'54" E 187.76 feet; thence S 89°14'07" W 204.60 feet; thence S 00°01'46" W 229.84 feet; thence S 89°44'51" W 150.41 feet; thence N 00°08'10" W 418.83 feet to the North line of said Section 33; thence N 89°39'00" E along the North line of Section 33 a distance of 355.73 feet to the point of beginning, containing 2.34 acres, more or less, and being subject to road right-of-way across the North side. (Legal description revised pursuant to an Attorney's Affidavit filed July 1, 2022, at Instrument No. 2022R-014713.)

Commonly known as: 1090 County Road 730, Jonesboro, AR 72401

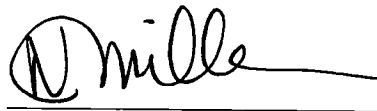
Tax Parcel No.: 12-154332-00600 & 12-154332-00518

TO HAVE AND TO HOLD the said property, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., its successors, and assigns forever. And for and on behalf of the said Grantor(s) of said Mortgage, and their heirs, executors, administrators, and assigns, the undersigned does hereby bind the said Callan Romine, Kiandra Romine, their heirs, executors, administrators, and assigns to warrant and forever defend, all and singular, said premises, unto the said Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This instrument is exempt from the real property transfer tax.

EXECUTED on this 3rd day of May, 2023.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., by its attorney-in-fact, Wilson & Associates, P.L.L.C.

By: 

Nakisha Miller (2019056)
Jillian Wilson (2014047)
Shellie Wallace (92179)
Nicole Murray (2017209)
Courtney McGahhey (2008263)
Email: Info@TheWilsonLawFirm.com

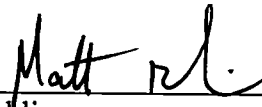
ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Nakisha Miller or Jillian Wilson or Shellie Wallace or Nicole Murray or Courtney McGahhey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be an Attorney (or other such officer authorized to execute the instrument) of Wilson & Associates, P.L.L.C., attorney-in-fact for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., and that such officer executed the foregoing instrument for the purposes therein contained by personally signing his name thereto.

Witness my hand and seal at office in Little Rock, Arkansas this 3rd day of May, 2023.




Notary Public

My Commission Expires: 4-25-2024

W&A No. 352324
Federal Housing Administration
867920

CERTIFICATE OF COMPLIANCE

I certify under penalty of false swearing that the legally correct amount of documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.



Nakisha Miller
Jillian Wilson
Shellie Wallace
Nicole Murray
Courtney McGahhey
Agent of Grantee
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201

Grantee's Address:
Rocket Mortgage, LLC
635 Woodward Avenue
Detroit, MI 48226

Tax Parcel No. 12-154332-00600 & 12-154332-00518

Arkansas Democrat Gazette

STATEMENT OF LEGAL ADVERTISING

WILSON & ASSOCIATES PA
 400 W CAPITOL AVE., 1400
 LITTLE ROCK AR 72201

REMIT TO:
 ARKANSAS DEMOCRAT-GAZETTE INC.
 P.O. BOX 2221
 LITTLE ROCK, AR 72203

ATTN: Nicole West
 DATE : 04/23/23 INVOICE #: 3274205
 ACCT #: L1207679 P.O. #: 352324

For Billing Questions call: 501-399-3660

STATE OF ARKANSAS, }
 COUNTY OF PULASKI, } ss.

AD COPY

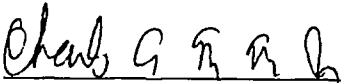
I, Charles A McNeice Jr, do solemnly swear that I am the Business Manager of the Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of:

352324

pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

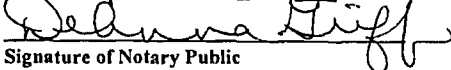
DATE	DAY	LINAGE	DATE	DAY	LINAGE
04/02	Sun	218			
04/09	Sun	218			
04/16	Sun	218			
04/23	Sun	218			

 Billing Ad #: 75659210



Subscribed and sworn to before me on this 27

day of Apr, 2023


 Signature of Notary Public

OFFICIAL SEAL - #12347408
DEANNA GRIFFIN
 NOTARY PUBLIC-ARKANSAS
 PULASKI COUNTY
 MY COMMISSION EXPIRES: 03-30-26

Arkansas Democrat Gazette

NOTICE OF DEFAULT AND INTENTION TO SELL YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION.

On June 27, 2019, Callan Romine and Kandra Romine executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans, Inc., its successors and assigns; which was recorded June 27, 2019, Document No. 2019R-012862, and modified on June 7, 2021, Document No. 2021R-013642 in the real estate records of Craighead (Jonesboro) County, Arkansas.

A default has occurred due to the failure to make timely payments as required under the terms of the Note and indebtedness. Because of the failure to fully cure the default, the indebtedness was accelerated and is now wholly due. The mortgagee or beneficiary has requested the property be sold to satisfy said indebtedness, together with all fees and costs associated with these proceedings continuing to accrue, pursuant to the terms and conditions of the promissory note and security instrument. The mortgagee or beneficiary has complied with the conditions to exercise the power of sale as set forth in ACA §18-50-103. The party initiating this action is Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., 635 Woodward Avenue, Detroit, MI 48226, (800) 466-6480; WHEREAS, the mortgagee or beneficiary has provided the undersigned a copy of the letter required to be sent to Callan Romine by Act 885 of 2011; The party initiating this action is Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., 635 Woodward Avenue, Detroit, MI 48226, (800) 466-6480;

On May 1, 2023, at or about 2:30 PM at the Craighead (Jonesboro) County Courthouse, Jonesboro, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

Property 1: A part of the Northeast Quarter of the Northwest Quarter of Section 33, Township 15 North, Range 4 East, more particularly described as follows: Begin at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 33; thence South 208.72 feet to the point of beginning proper; thence continue South, 208.72 feet to a point; thence West 208.72 feet to a point; thence North 208.72 feet to a point; thence East 208.72 feet to the point of beginning proper, being subject to a public road right of way along the East side

thereof, and containing 1.00 acre, more or less.

Property 2: A tract located in the Northeast Quarter of the Northwest Quarter of Section 33, Township 15 North, Range 4 East, more particularly described as follows: Commence at the Southeast corner of said NE1/4 of NW1/4 thence North 1143.48 feet to the point of beginning, thence West 208.72 feet, thence South 208.72 feet, thence West 313.02 feet North 417.44 feet, thence East 521.75 feet, thence South 208.72 feet to the point of beginning, containing 4.0 acres and subject to road right-of-way on the e East and North side and utility easements. LESS AND EXCEPT THE FOLLOWING: Part of the NE 1/4 of the NW 1/4 Section 33, T15N-R4E, Craighead County, Arkansas, more particularly described as follows: Commence at the North Quarter corner of said Section 33; thence S 89°39'00" W 155.96 feet to the point of beginning; thence S 00°06'54" E 187.76 feet; thence S 89°14'07" W 204.60 feet; thence S 00°01'46" W 229.84 feet; thence S 89°44'51" W 150.41 feet; thence N 00°08'00" W 418.83 feet to the North line of said Section 33; thence N 89°39'00" E along the North line of Section 33 a distance of 355.73 feet to the point of beginning, containing 2.34 acres, more or less, and being subject to road right-of-way across the North side. (Legal description revised pursuant to an Attorney's Affidavit filed July 1, 2022, at Instrument No. 2022R-014713.)

More commonly known as: 1090 County Road 730, Jonesboro, AR 72401

The Purchaser of said property shall pay the price bid with certified funds paid at the conclusion of the sale and shall assume all transfer taxes and recording fees. If the sale is rescinded for any reason, the purchaser shall be entitled to any funds paid and shall have no further recourse.

The property is sold "as is" and is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

The right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the right is reserved to postpone the sale to a date to be specified via mailed notices.

W&A No. 352324
WILSON & ASSOCIATES,
P.L.L.C.
400 West Capitol Avenue
Suite 1400
Little Rock, AR 72201
(501) 219-9388
Email:
Info@TheWilsonLawFirm.com
75659210f

Case #: 352324