

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

Grantor: Vines, Daniel

Grantee: Nationstar Mortgage LLC

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 Thursday, April 27, 2023, at or about 10:00 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 Miller County Courthouse, 412 Laurel St., Texarkana, 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:

Lots Ten (10), Eleven (11), and Twelve (12) in Block Nine (9) of ARABELLA HEIGHTS REVISED ADDITION to the City of Texarkana, Miller County, Arkansas

AND

All that part of the East Half (E 1/2) of Hosston Street West of and adjoining Lots 10, 11, and 12 in Block 9 of Arabella Heights Revised Addition to the City of Texarkana, Miller County, Arkansas, as abandoned by Ordinance No. K-197, dated August 4, 1986, and recorded in Vol. Misc. 34, Page 1 and also recorded in Vol. Misc., 34, Page 115 of the Miscellaneous Records of Miller County, Arkansas.

More Commonly Known As: 1502 Maywood Drive, Texarkana, AR 71854.

On September 25, 2007, Daniel Vines executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for WR Starkey Mortgage, L.L.P., which was recorded on October 2, 2007, in Record Book 2007 at Page 20473 in the real estate records of Miller County, Arkansas and is now held by Nationstar Mortgage LLC.

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: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019, Phone (888) 480-2432.

Vines, Daniel
Case: 107757-1

