

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

Grantor: James Lewis Bates and Barbara Jean Bates

**Grantee: THE BANK OF NEW YORK MELLON F/K/A
THE BANK OF NEW YORK, as successor in
interest to JPMorgan Chase Bank, N.A., f/k/a
Bank One, National Association as Trustee for
Centex Home Equity Loan Trust 2001-B**

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 Friday, December 29, 2023, at or about 12:00 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 Mississippi County Courthouse, 200 West Walnut , Blytheville, 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:

The most Easterly 100 feet of Lot Thirty-Five (35) according to Plat and Second Replat of Pride and Gateway Subdivision to the City of Blytheville, Arkansas, as shown by plats of record in Office of the Recorder of the Chickasawba District, Mississippi County, Arkansas, which portion of said lot is described as beginning at the Northwest corner of intersection of Peabody Avenue and Harrison Street in the City of Blytheville, Arkansas, and run thence West along North line of Peabody Avenue 100 feet; thence North parallel with West line of Harrison street 140 feet; thence East parallel with first course herein 100 feet to point of intersection with West line of Harrison street; thence South along west line 140 feet to point of beginning.

More Commonly Known As: 2300 Peabody, Blytheville, AR 72315.

On April 19, 2001, James Lewis Bates and Barbara Jean Bates executed a security instrument in favor of Centex Home Equity Corporation, which was recorded on May 2, 2001, in Record Book W-14 at Page 354-369 in the real estate records of Mississippi County, Arkansas and is now held by THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, as successor in interest to JPMorgan Chase Bank, N.A., f/k/a Bank One, National Association as Trustee for Centex Home Equity Loan Trust 2001-B.


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.

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: October 19, 2023

Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207
Phone: 888-217-5535

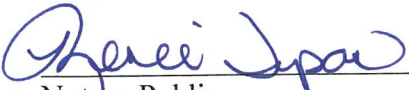
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 19th day of October, 2023, before me, Renee Tyson, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named Stephen P. Lowman, 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 19th day of October 2023.


Notary Public

