

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

Grantor: Robinson, Larry Don and Robinson, Kelsey

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 Monday, January 9, 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 Logan County Courthouse, 366 N. Broadway, Booneville, 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:

Part of Government Lot 3 of the Northwest Quarter of Section 4, Township 6 North, Range 27 West, Southern (Booneville) District, Logan County, Arkansas, being more particularly described as follows: Commencing at an axle marking the Southwest corner of Section 33, Township 7 North, Range 27 West; thence North 89 degrees 58 minutes 34 seconds East, 1484.42 feet to a set nail on the center line of Back Bone Road and the point of beginning; thence North 89 degrees 58 minutes 34 seconds East, 206.65 feet; thence South 02 degrees 46 minutes 41 seconds East, 228.75 feet; thence North 82 degrees 04 minutes 06 seconds West, 121.53 feet to a set rebar w/cap; thence South 20 degrees 52 minutes 05 seconds West, 10.68 feet to a set rebar w/cap; thence North 74 degrees 35 minutes 00 seconds West, 86.24 feet to a set nail on the center line of Back Bone Road; thence along said center line the following bearings and distances: North 01 degree 40 minutes 39 seconds West, 105.33 feet to a set nail; North 04 degrees 29 minutes 30 seconds West, 93.68 feet to the point of beginning. Except public roads and rights-of-way.

More Commonly Known As: 419 Backbone Rd., Magazine, AR 72943.

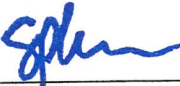
On July 24, 2018, Larry Don Robinson Jr. and Kelsey Robinson executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, which was recorded on August 1, 2018, in Record Book 201805 at Page 946 in the real estate records of Logan 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.

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: November 4, 2022

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


By: 
Stephen P. Lowman

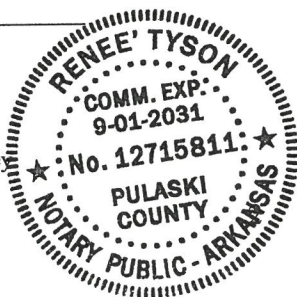
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 4th day of November, 2022, 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 4th day of November, 2022.


Notary Public



Robinson, Larry Don and Robinson, Kelsey
Case: 107536-1