

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

Grantor: Foux, David B and Foux, Stella L

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 Friday, January 13, 2023, at or about 11:00 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 Washington County Courthouse, 280 N. College Avenue, Fayetteville, 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 Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4) of Section 8 (Sec. 8), Township 15 North (T-15-N), Range 30 West (R-30-W), more particularly described as follows: Commencing at the Northeast corner of said SW-1/4 NE-1/4 thence South 00 deg. 13 min. 34 sec. West 231.0 feet to the Point of Beginning (P.O.B.); thence continue South 0 deg. 13 min. 34 sec. West 142.53 feet; thence North 89 deg. 45 min. 52 sec. West 51.27 feet to a found iron pin; thence South 05 deg. 19 min. 29 sec. West 149.12 feet to a found iron pin; thence North 89 deg. 48 min. 44 sec. West 432.19 feet to a found iron pin; thence North 00 deg. 13 min. 09 sec. East 300.01 feet to a found iron pin; thence South 89 deg. 47 min. 00 sec. East 496.75 feet to the Point of Beginning, containing 3.22 acres, more or less. ALSO Including an easement for ingress and egress 20 feet in width, 10 feet on each side of a centerline described as beginning at a point which is South 00 deg. 13 min. 34 sec. West 231.0 feet and North 89 deg. 47 min. 00 sec. West 8.22 feet from the Northeast corner of the herein described tract; thence North 46 deg. 25 min. 49 sec. East 46.93 feet; thence North 58 deg. 15 min. 02 sec. East 47.09 feet; thence North 72 deg. 17 min. 39 sec. East 137.66 feet to the POINT OF ENDING in a public street.

More Commonly Known As: 17 Napier Ave., Greenland, AR 72737.

On July 1, 1992, David B. Foux and Stella L. Foux executed a security instrument in favor of Worthen National Bank of Northwest Arkansas, which was recorded on July 2, 1992, in Record Book 92 at Page 33573 in the real estate records of Washington County, Arkansas and is now held by Nationstar Mortgage LLC.


Foux, David B and Foux, Stella L
Case: 107523-1

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 28, 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 28th day of October, 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 28th day of October, 2022.


Notary Public

