

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

Grantor: Eno, Nathan Andrew and Eno, Kara Sue Callahan

Grantee: Lakeview Loan Servicing, 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 Wednesday, July 5, 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 Greene County Courthouse, 320 West Court, Paragould, 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:

That part of the Southeast Quarter of the Southwest Quarter or Section 14, Township 18 North, Range 5 East, described as follows: Beginning at the Northwest corner of said tract, run thence South 960.0 feet, run thence South 88 degrees 32minutes East 297.7 feet to the centerline of a creek, being the true point of beginning; the continue South 88 degrees 32 minutes East 355.1 feet, run thence South 00 degrees 51 minutes East 70.0 feet, run thence South 88 degrees 24 minutes East 306.1 feet to the West Right-of-Way Line of Arkansas Highway #135, run thence South 08 deg 59 minutes West along said right-of-way line 180.5 feet, run thence South 08 degrees 14 minutes West along said right-of-way line 156.3 feet, run thence North 85 degrees 42 minutes West 743.2 feet to the centerline of a creek, run thence North 52 degrees 35 minutes East along said creek 32.5 feet, run thence North 05 degrees 39 minutes West along said creek 35.4 feet, run thence North 10 degrees 38 minutes East along said creek 34.4 feet, run thence North 56 degrees 10 minutes East along said creek 108.5 feet, run thence North 00 degrees 03 minutes East along said creek 40.5 feet, run thence North 32 degrees 29 minutes East along said creek 56.3 feet, run thence North 14 degrees 11 minutes West along said creek 75.7 feet, thence North 00 degrees 52 minutes West along said creek 54.1 feet to the true point of beginning, containing 5.55 acres more or less. SUBJECT TO any easements that may affect said lands.

More Commonly Known As: 9933 Highway 135 North, Paragould, AR 72450.

On November 30, 2017, Nathan Andrew Eno and Kara Sue Callahan Eno executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for

Eno, Nathan Andrew and Eno, Kara Sue Callahan
Case: 107756-1


Fairway Independent Mortgage Corporation, which was recorded on December 1, 2017, as Instrument No. 201708507 in the real estate records of Greene County, Arkansas and is now held by Lakeview Loan Servicing, 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.

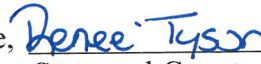
Dated: April 18, 2023

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

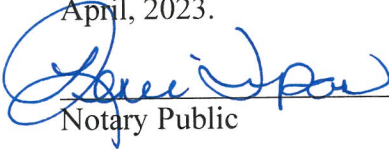
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 18th day of April, 2023, before me, , 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 18th day of April, 2023.


Notary Public

