

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

Grantor: Moore, Janice R. and Mahurin, Brett

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 Wednesday, July 19, 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 Boone County Courthouse, 100 North Main, Harrison, 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:

Tract 1:

All that part of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 24, Township 20 North, Range 19 West, in Boone County, Arkansas, lying East and South of State Highway Number 7.

Tract 2:

A part of the Northwest Quarter of the Southwest Quarter of Section Twenty-four (24), Township Twenty (20) North, Range Nineteen (19) West, Boone County, Arkansas, described as commencing at a stone at the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 24, thence South 89 deg. 51 min. 11 sec. West 282.77 feet to a 3/8" rebar on the West side of West Sugarloaf Creek and the Point of Beginning, thence South 21 deg. 06 min. 17 sec. West 107.70 feet to a 3/8" rebar, thence South 4 deg. 34 min. 10 sec. East 115.09 feet to a 3/8" rebar, thence South 26 deg. 14 min. 30 sec. East 185.83 feet to a 3/8" rebar, thence South 3 deg. 20 min. 58 sec. East 102.84 feet to a 3/8" rebar, thence North 74 deg. 42 min. 36 sec. West 288.87 feet to a concrete Right-of-Way marker, thence North 68 deg. 04 min. 56 sec. West 47.86 feet to the centerline of Arkansas Highway No. 7, thence along the centerline of Highway No. 7, North 18 deg. 20 min. 48 sec. West 181.60 feet to point of curvature of a non-tangent curve, concave to the east, having a radius of 577.64 feet a central angle of 21 deg. 52 min. 35 sec. and a chord of 219.22 feet bearing North 7 deg. 46 min. 33 sec. West, thence Northerly along said curve, a distance of 220.55 feet, thence leaving said centerline of Highway, North 89 deg. 51 min. 11 sec. East along the North line of said Northwest Quarter of the Southwest Quarter 351.30 feet to the Point of Beginning, said described tract containing 3.16 acres, more or less, and subject to Right-of-Way for Highway No. 7 along the Western boundary thereof. Subject to all other existing easement and road Right-of-Ways.

More Commonly Known As: 14866 North Highway 7, Lead Hill, AR 72644.


On August 12, 2019, Janice R. Moore and Brett Mahurin executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Guild Mortgage Company, a California Corporation, which was recorded on August 13, 2019, as Instrument No. 2019004221 in the real estate records of Boone 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: May 10, 2023

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

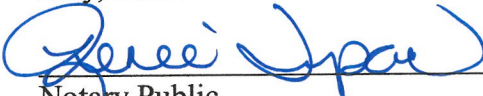
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 10th day of May, 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 10th day of May, 2023.


Notary Public

