

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

Grantor: Cooley, Denver Scott and Cooley, Phyllis Andrea

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 Thursday, June 29, 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 Ashley County Courthouse, 205 East Jefferson Street, Hamburg, 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 One:

A parcel of land in the South Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 16 South, Range 8 West, Ashley County, Arkansas, more particularly described as follows; Beginning at the Southwest corner of the said South Half of the Southeast Quarter of the Southeast Quarter and run East 500 feet; thence run North 348 feet; thence run West 500 feet; thence run South 348 feet, back to the point of beginning containing four (4) acres, more or less.

And

Tract Two:

The South Half of the Southeast Quarter of the Southeast Quarter of Section 24, Township 16 South, Range 8 West, less and except all that part of the said Southeast Quarter of the said Southeast Quarter lying South and East of the Fountain Hill-Milo Public Road.

More Commonly Known As: 174 Callaway Rd., Hamburg, AR 71646.

On November 30, 2017, Denver Scott Cooley and Phyllis Andrea Cooley executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Franklin Mortgage Solutions LLC, which was recorded on December 7, 2017, as Instrument No. L201704116 in the real estate records of Ashley 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: April 20, 2023

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

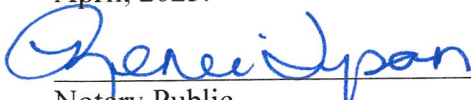
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 20th day of April, 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 20th day of April, 2023.


Notary Public

