

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

**Grantor:** Jasper, Leslie  
**Grantee:** BankUnited N.A.

**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, March 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:

A portion of Lot No. 9, Block No. 4, Forest Park Addition to the City of Crossett, Arkansas, as shown on the plat of said addition, filed in the office of the Circuit Clerk and Recorder for Ashley County, Arkansas in Plat Record Book No.1 on pages No. 16, 17, 18 and 19, being described as follows, to-wit: Starting at the lot corner pin marking the Northeast Corner of Lot No. 9, Block No. 4, Forest Park Addition, run Southerly along the West boundary line of Cedar Street a distance of 26.0 feet to the point of beginning, said point being the Northeast Corner of the parcel of land being described; thence run Southerly along the West boundary line of Cedar Street, 109.0 feet to a point being the Southeast Corner of Lot No. 9, Block No. 4, Forest Park Addition; thence run Westerly 159.6 feet to the East line of an alley 20 feet in width, said point being the Southwest Corner of Lot No. 9, Block No. 4, Forest Park Addition; thence run Northerly along the East boundary line of said alley 125.0 feet to the Northeast Corner of Lot 9, Block 4, Forest Park Addition; thence run Easterly 157.4 feet to the point of beginning. Subject to existing public utility easements and covenants restricting use of the property to residential purposes only.

More Commonly Known As: 1006 Cedar Street, Crossett, AR 71635.

On June 16, 2008, Leslie Jasper executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Franklin American Mortgage Company, which was recorded on June 17, 2008, in Record Book 346 at Page 677 in the real estate records of Ashley County, Arkansas and is now held by BankUnited N.A..

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: Carrington Mortgage Services, 1600 South Douglass Road, Suite 200-A, Anaheim, California 92806, Phone (888) 788-7306.

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: January 12, 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 12th day of January, 2023, before me, Cecilia Synco, 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 12th day of January, 2023.

  
Notary Public  
Exp. Date February 05, 2032  
**Cecilia Synco**  
Notary Public  
Commission # 12717320  
Pulaski County, Arkansas

Jasper, Leslie  
Case: 107306-2