

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

Grantor: Coleman, James E and Coleman, Glenda
Grantee: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

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, October 26, 2023, at or about 1:00 PM, 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 Poinsett County Courthouse, 401 Market Street, Harrisburg, 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:

Part of Lot 4 in Block 15 of the Second Subdivision of the Willow Oak Subdivision to the City of Tyronza, Arkansas, as shown on plat of record In Plat Book "D" at Page 77, more particularly described as follows: Commence at the Northwest corner of said Lot 4 and run thence Southeasterly along the Northerly line of said Lot 4, 5 feet to the point of beginning proper; thence continue Southeasterly along the Northerly line of said Lot 4, 75 feet to the Northeast corner of said Lot 4; thence Southwesterly along the Easterly line of said Lot 4, 144.35 feet to the Southeast corner of said Lot 4; thence Northwesterly along the Southerly line of said Lot 4, 65 feet; thence Northerly in a straight line to the point of beginning proper.

More Commonly Known As: 171 Beley Drive, Tyronza, AR 72386.

On July 29, 2011, James E. Coleman and Glenda Coleman executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for IBERIABANK Mortgage Company., which was recorded on August 9, 2011, in Record Book 2011 at Page 6110 in the real estate records of Poinsett County, Arkansas and is now held by JPMorgan Chase Bank, National Association.

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: August 17, 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 17th day of August, 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 17th day of August 2023.


Notary Public

