

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

**Grantor: Priscilla Luruth Coleman and Justin Wade  
Coleman**

**Grantee: J.P. Morgan Mortgage Acquisition Corp.**

**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, February 29, 2024, at or about 2:00 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 Clay County Courthouse, 800 W. 2nd Street, Corning, 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 PART OF LOTS ONE (1) AND TWO (2) IN BLOCK THIRTY-ONE (31) IN THE TOWN (NOW CITY) OF CORNING, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 AFORESAID; THENCE SOUTHEAST ALONG THE NORTHEAST LINE OF LOT 1 AFORESAID 69 FEET; THENCE SOUTHWEST AT A RIGHT ANGLE 100 FEET TO THE SOUTHWEST LINE OF LOT 2 AFORESAID; THENCE NORTHWEST ALONG THE SOUTHWEST LINE OF LOT 2 AFORESAID 69 FEET TO THE SOUTHWEST CORNER OF LOT 2 AFORESAID; THENCE NORTHEAST ALONG THE NORTHWEST ENDS OF LOTS 2 AND 1 AFORESAID 100 FEET TO THE PLACE OF BEGINNING.

More Commonly Known As: 309 E. Laurel St., Corning, AR 72422.

On November 20, 2008, Priscilla Luruth Coleman and Justin Wade Coleman executed a security instrument in favor of The Mortgage Source, Inc., which was recorded on November 20, 2008, in Record Book 96 at Page 2183 in the real estate records of Clay County, Arkansas and is now held by J.P. Morgan Mortgage Acquisition Corp.

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: December 15, 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 15th day of December, 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 15th day of December 2023.

Renee Tyson  
Notary Public

