

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

Grantor: Yett, Teresa Michelle and Beechy, Travis Ray
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 Friday, January 5, 2024, at or about 12:00 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 Montgomery County Courthouse, 105 Hwy. 270 E, Mount Ida, 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 tract of land being situated in the SE 1/4 SE 1/4 of Section 1 and the NE 1/4 NE 1/4 of Section 12, Township 3 South, Range 25 West of the Fifth Principal Meridian, being located in Montgomery County, Arkansas, and being more particularly described as follows:

Commencing at an Aluminum Monument for the NE Corner of Said NE 1/4 NE 1/4, Thence North 89 deg. 21 min. 03 sec. West, 815.98 feet along the North line of Said NE 1/4 NE 1/4 to the Point of Beginning; Thence South 11 deg. 22 min. 33 sec. West, 460.02 feet to the Centerline of a Road; Thence North 86 deg. 19 min. 55 sec. West, 28.28 feet along Said Centerline; Thence North 76 deg. 43 min. 29 sec. West, 94.67 feet along Said Centerline; Thence, leaving Said Road Centerline, North 05 deg. 44 min. 09 sec. West, 655.17 feet to the Centerline of Williams Creek; Thence South 65 deg. 36 min. 20 sec. East, 123.41 feet along Said Creek Centerline; Thence North 74 deg. 50 min. 23 sec. East, 95.88 feet along Said Creek Centerline; Thence South 34 deg. 16 min. 05 sec. East, 135.84 feet; Thence South 00 deg. 26 min. 08 sec. East, 59.96 feet; Thence South 11 deg. 22 min. 33 sec. West, 26.87 feet to the Point of Beginning, Containing ±3.00 Acres more or less and being subject to any and all covenants, easements, and restrictions of record.

More Commonly Known As: 27 Tali Tsagi, Mount Ida, AR 71957.

On January 15, 2019, Teresa Michelle Yett and Travis Ray Beechy executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Cornerstone Home Lending, Inc., which was recorded on January 16, 2019, as Instrument No. 19R00065 in the real estate records of Montgomery County, Arkansas and is now held by Nationstar Mortgage LLC d/b/a Mr. Cooper.

Yett, Reresia Michelle and Beechy, Travis Ray
Case: 107342-2

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: October 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 October, 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 October 2023.

Renee Tyson
Notary Public

