

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

Grantor: Hugh Kidd and Sherry Kidd

**Grantee: LPP MORTGAGE, INC. F/K/A LPP
MORTGAGE LTD**

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 Monday, January 8, 2024, 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 Little River County Courthouse, 351 North 2nd Street, Ashdown, 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 the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 17, Township 12 South, Range 29 West, Little River County, Arkansas, more particularly described as follows: Beginning at the NE corner of the NE 1/4 of the SE 1/4 of said Section 17; Thence South 0 degrees 34 minutes 31 seconds West 660.4 feet along said Section line; Thence South 89 degrees 54 minutes 53 seconds West 660.2 feet; Thence North 0 degrees 02 minutes 51 seconds West 661.3 feet; Thence North 90 degrees East 667.4 feet along forty line to the point of beginning, containing 10.07 acres, more or less.

More Commonly Known As: 213 LR 68, Ashdown, AR 71822.

On November 14, 2003, Hugh Kidd and Sherry Kidd executed a security instrument in favor of The Mortgage Outlet, Inc. DBA The Money Outlet, which was recorded on November 19, 2003, in Record Book 2003 at Page 6502 in the real estate records of Little River County, Arkansas and is now held by LPP MORTGAGE, INC. F/K/A LPP MORTGAGE LTD.


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: Dovenmuehle Mortgage Inc., One Corporate Drive, Suite 360, Lake Zurich, IL 60047-8924, Phone (800) 669-0340.

Hugh Kidd and Sherry Kidd
Case: 108396-1

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 24, 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 24th 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 24th day of October 2023.


Notary Public

