

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

Grantor: Jerry L. Price and Lori J. Price
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 Thursday, July 11, 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 White County Courthouse, 300 N. Spruce, Searcy, 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 the West Ten Acres of the East 22.64 acres of the North Half of the Northeast Quarter (N 1/2 NE 1/4) of Section Five (5), Township Six (6) North, Range Eight (8) West, of the Fifth Principal Meridian, White County, Arkansas, that lies North and East of Shiloh Road, being more particularly described as follows: Commencing at an existing 1/2" rebar being the Northeast Corner of Section 5, T6N-R8W, thence North 89 degrees 23 minutes 23 seconds West along the North line of Section 5, T6N-R8W a distance of 471.45 feet to an existing 1/2" rebar for the Point of Beginning; thence South 00 degrees 28 minutes 07 seconds East a distance of 1151.85 feet to an existing cotton picker spindle in the centerline of Shiloh Road; thence North 75 degrees 58 minutes 42 seconds West along said centerline a distance of 190.00 feet to a point; thence North 00 degrees 23 minutes 00 seconds West a distance of 1107.21 feet to an existing 1/2" rebar; thence South 89 degrees 33 minutes 27 seconds East a distance of 182.33 feet returning to the point of beginning, containing 4.75 acres, more or less. Property is subject to the right of way of Shiloh Road along the South side.

More Commonly Known As: 362 Shiloh Road, McRae, AR 72102.

On May 29, 2002, Jerry L. Price and Lori J. Price executed a security instrument in favor of Cendant Mortgage Corporation, which was recorded on June 18, 2002, in Record Book 2002 at Page 16072 in the real estate records of White County, Arkansas and is now held by Nationstar Mortgage LLC.

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

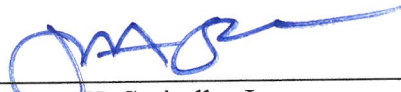
Jerry L. Price and Lori J. Price
Case: 108341-2

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: April 25, 2024

Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207
Phone: 888-217-5535


By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 25th day of April, 2024, 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 James H. Swindle, Jr., 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 25th day of April, 2024.


Notary Public



Jerry L. Price and Lori J. Price
Case: 108341-2