

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

**Grantor: Bobby R. Hyatt, Jr. aka Bobby Hyatt and Karen A
Hyatt aka Karen Hyatt**

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 Wednesday, July 3, 2024, 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 Cleveland County Courthouse, 20 Magnolia Street, Rison, 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 Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), of Section 1, Township 8 South, Range 12 West, Cleveland County, Arkansas, more particularly described as follows:

Beginning at the Northeast corner of said NW 1/4 SW 1/4; thence South 00 degrees 33 minutes 06 seconds West along the Northeast East line thereof a distance of 250.00 feet; thence South 87 degrees 26 minutes 49 seconds West a distance of 522.72 feet; thence North 00 degrees 33 minutes 06 seconds East a distance of 250.00 feet to the North line of said NW 1/4 SW 1/4; thence North 87 degrees 26 minutes 49 seconds East along the North line thereof a distance of 522.72 feet to the point of beginning, containing 3.00 acres, more or less, all located in Cleveland County, Arkansas.

More Commonly Known As: 9970 Highway 35 N., Rison, AR 71665.

On January 20, 2010, Bobby R. Hyatt, Jr. aka Bobby Hyatt and Karen A Hyatt aka Karen Hyatt executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Cornerstone Mortgage Center, Inc., which was recorded on January 27, 2010, as Instrument No. 10-70 in the real estate records of Cleveland 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

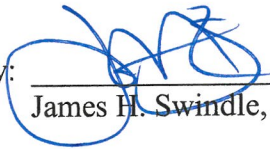
Bobby R. Hyatt, Jr. aka Bobby Hyatt and Karen A Hyatt aka Karen Hyatt
Case: 106524-6

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: April 23, 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 23rd 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 23rd day of April, 2024.

 _____
Notary Public



Bobby R. Hyatt, Jr. aka Bobby Hyatt and Karen A Hyatt aka Karen Hyatt
Case: 106524-6