

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University Ste. 764
Little Rock, AR 72207

Grantor: Kaylie Weable and Elijah Kubes

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 Wednesday, March 5, 2025, 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 Crawford County Courthouse, 317 Main Street, Van Buren, 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 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 30 WEST, CRAWFORD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 09 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF SAID FORTY 125.79 FEET TO THE CENTERLINE OF AN EXISTING COUNTY ROAD; THENCE SOUTH 16 DEGREES 34 MINUTES 48 SECONDS WEST ALONG SAID CENTERLINE 215.05 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 36 SECONDS EAST ALONG SAID CENTERLINE 13.11 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 22 SECONDS WEST 608.22 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST 345.45 FEET TO THE NORTH LINE OF SAID FORTY; THENCE SOUTH 89 DEGREES 34 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE 668.51 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY BY SATTERFIELD LAND SURVEYORS, P.A., DATED AUGUST 1, 1988, JOB NO. 11,160. EXCEPT PUBLIC ROADS AND RIGHTS-OF-WAY.

More Commonly Known As: 11634 Revis Hill Hts., Mountainburg, AR 72946.

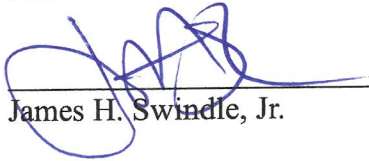
On October 6, 2023, Kaylie Weable and Elijah Kubes executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Mortgage Research Center, LLC dba Paddio, which was recorded on October 10, 2023, as Instrument No. 2023008828 in the real estate records of Crawford 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 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 Water Blvd. , Coppel, 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: December 17, 2024

Mickel Law Firm, P.A.
1501 North University
Ste. 764
Little Rock, AR 72207
Phone: 888-217-5535

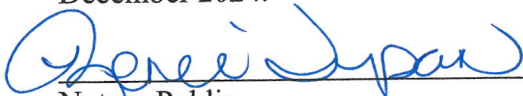
By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 17th day of December, 2024, 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 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 17th day of December 2024.


Notary Public

