

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

Grantor: Timothy Scott Lampirez

Grantee: JPMorgan Chase Bank, National Association

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, May 30, 2025, 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 Lincoln County Courthouse, 300 S. Drew, Star City, 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:

All that part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 8 South, Range 7 West, lying North and West of U.S. Highway No. 425, more particularly described as:

Beginning at the Northwest Corner of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 8 South, Range 7 West; thence North 88 deg. 39 min. 15 sec. East 568.95 feet to the center of US Highway No. 425; thence South 40 deg. 01 min. 31 sec. West along said Highway 859.44 feet; thence North 1 deg. 25 min. 39 sec. West 644.96 feet to the POINT OF BEGINNING, containing 4.22 acres, more or less.

More Commonly Known As: 14190 US Highway 425 N., Star City, AR 71667.

On February 22, 2012, Timothy Scott Lampirez executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Mortgage Research Center, LLC DBA Veterans United Home Loans, which was recorded on February 24, 2012, in Record Book MTG196 at Page 00369 in the real estate records of Lincoln County, Arkansas and is now held by JPMorgan Chase Bank, National Association.

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: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, Phone 888-788-7306.

Timothy Scott Lampirez
Case: 109225-1

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: March 18, 2025

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 18th day of March, 2025, 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 18th day of March 2025.

Renee Tyson
Notary Public

