

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

Grantor: Thomas, James A. and Thomas, Virginia D.
Grantee: Beltway Capital, LLC, not in its individual
capacity but solely as Administrator of Western
Run Capital Management Trust

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, April 20, 2023, at or about 9:00 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 Crittenden County Courthouse, 100 Court Street, Marion, 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:

Lot 33 in Block 3 of the Richland Subdivision, First Addition to the City of West Memphis, Arkansas, as shown on plat of record in Plat Book 2 at Page 411.

More Commonly Known As: 910 Rosewood Drive, West Memphis, AR 72301.

On February 20, 2002, James A. Thomas and Virginia D. Thomas executed a security instrument in favor of Wells Fargo Home Mortgage, Inc., a California Corporation, which was recorded on February 25, 2002, in Record Book 1050 at Page 234 in the real estate records of Crittenden County, Arkansas and is now held by Beltway Capital, LLC, not in its individual capacity but solely as Administrator of Western Run Capital Management Trust.

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: BSI Financial Services, Inc., 314 South Franklin Street, Titusville, PA 16354, Phone (800) 327-7861.

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

Thomas, James A. and Thomas, Virginia D.
Case: 107617-1

