

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

Grantor: Stinson, Ryan and Stinson, Kieira

Grantee: Wells Fargo Bank, National Association, as
Trustee for Banc of America Alternative Loan
Trust 2006-8 Mortgage Pass-Through Certificates,
Series 2006-8

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, April 26, 2023, 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 Jefferson County Courthouse, 101 W. Barraque St., Pine Bluff, 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 One (1) in Block Twenty-two (22) of Belmont Addition, Section Six (6), to the City of Pine Bluff, Arkansas, same being located in the East Half (E 1/2) of Section 11, Township 6 South, Range 9 West of the 5th P.M.

More Commonly Known As: 2507 East 10th, Pine Bluff, AR 71601.

On August 18, 2006, Ryan Stinson and Kieira Stinson executed a security instrument in favor of Bank of America, N.A., which was recorded on August 22, 2006, in Record Book 1088 at Page 654 in the real estate records of Jefferson County, Arkansas and is now held by Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2006-8 Mortgage Pass-Through Certificates, Series 2006-8.

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 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;

Stinson, Ryan and Stinson, Kieira
Case: 100157-2

