

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

Grantor: Daniels, Justin Lee and Daniels, Brittany C.
Grantee: NewRez LLC d/b/a Shellpoint Mortgage Servicing

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, August 17, 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 IZARD COUNTY Courthouse, Court Square & Main Street, Melbourne, 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 of the Northwest Quarter (NW1/4 NW1/4) of Section 19, Township 18 North, Range 7 West, described as beginning at the SE corner of said NW1/4 NW1/4 and then go West 417.8 feet; then go North 417.8 feet; then go East 417.8 feet to the East line of said forty; then go South 417.8 feet to the point of beginning.

ALSO:

A permanent right of way for road purposes for ingress and egress 30 feet in width and being 15 feet on each side of the following described center line: Commencing at the SW corner of the SW1/4 of the NW1/4, Section 19, Township 18 North, Range 7 West, North 02 deg. 49 min. 00 sec. West along the West line of the above said SW1/4 NW1/4 890.38 feet to a point in the center of a city road; thence leaving said West line North 90 deg. 00 min. 00 sec. East along said city road 32.00 feet to the True Point of Beginning; thence South 07 deg. 32 min. 15 sec. West along an existing road 94.37 feet to a point 15.00 feet East of said West line; thence South 02 deg. 49 min. 00 sec. East parallel to said West line 104.07 feet to a point; thence leaving said road South 02 deg. 49 min. 00 sec. East 365.05 feet to the North line of Tract #1; thence an additional 15.00 feet to the end of the centerline of this right of way.

More Commonly Known As: 1800 Lookout Dr., Horseshoe Bend, AR 72512-4929.

On December 30, 2021, Justin Lee Daniels and Brittany C. Daniels executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Caliber Home Loans, Inc., which was recorded on January 27, 2022, in Record Book 2022 at Page 1946 in the real estate records of IZARD County, Arkansas and is now held by NewRez LLC d/b/a

Daniels, Justin Lee and Daniels, Brittany C.
Case: 108037-1

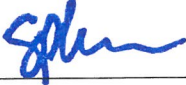
Shellpoint Mortgage Servicing.

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: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100, Greenville, SC 29601-2743, Phone (864) 312-4704.

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: June 1, 2023

Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207
Phone: 888-217-5535


By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 1st day of June, 2023, 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 Stephen P. Lowman, 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 1st day of June 2023.


Notary Public

