

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

Grantor: Brown, Frank and Brown, Cornelia

Grantee: WILMINGTON TRUST, N.A., not in its
individual capacity but solely as indenture trustee
of the New Residential Mutual Loan Trust 2023-1

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 Tuesday, December 19, 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 Mississippi County Courthouse, 200 West Walnut , Blytheville, 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 10, Block 31, Blythe Addition to the City of Blytheville, Chickasawba District, Mississippi County, Arkansas, as shown by recorded plat thereof, known by the street address of 505 South Lake St., Blytheville, Arkansas.

More Commonly Known As: 505 South Lake St., Blytheville, AR 72315.

On April 9, 1998, Frank Brown and Cornelia Brown executed a security instrument in favor of Jim Walter Homes, Inc., which was recorded on May 26, 1998, in Record Book S-13 at Page 806 in the real estate records of Mississippi County, Arkansas and is now held by WILMINGTON TRUST, N.A., not in its individual capacity but solely as indenture trustee of the New Residential Mutual Loan Trust 2023-1.

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;

