

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

Grantor: Wallace, Michael B and Wallace, Charish T.

Grantee: The Bank of New York Mellon fka The Bank of
New York, as Trustee for the Certificateholders
CWALT, Inc., Alternative Loan Trust 2006-18CB,
Mortgage Pass-Through Certificates, Series 2006-
18CB

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 Monday, February 6, 2023, 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 Saline County Courthouse, 200 N. Main St., Benton, 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 3, Inheritance Estates, Saline County, Arkansas, as recorded in Book 04 at Page 17294.

More Commonly Known As: 4998 Dot Lane, Bauxite, AR 72011.

On April 13, 2006, Michael B. Wallace and Charish T. Wallace executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Cornerstone Mortgage Center, Inc. , which was recorded on May 18, 2006, in Record Book 06 at Page 054818 in the real estate records of Saline County, Arkansas and is now held by The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-18CB, Mortgage Pass-Through Certificates, Series 2006-18CB.

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;

Wallace, Michael B and Wallace, Charish T.
Case: 103278-10

