

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

**Grantor:** Gist, Benetria

**Grantee:** Deutsche Bank National Trust Company formerly  
known as Bankers Trust Company of California,  
N.A., as Trustee of Vendee Mortgage Trust 2002-1

## **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 Thursday, February 23, 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 58 of the Harvard Yard Subdivision, First Addition, Crittenden County, Arkansas, as shown by plat of record in Plat Book 3 at page 117. Subject to Bill of Assurance of record in Book 620 at page 384.

More Commonly Known As: 26 Windsor Rd, Marion, AR 72364.

On June 29, 2001, Benetria Gist executed a security instrument in favor of Secretary of Veterans Affairs, which was recorded on June 29, 2001, in Record Book 1025 at Page 292 as Instrument No. 610 000375738 D8002001 in the real estate records of Crittenden County, Arkansas and is now held by Deutsche Bank National Trust Company formerly known as Bankers Trust Company of California, N.A., as Trustee of Vendee Mortgage Trust 2002-1.

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: Carrington Mortgage Services, 1600 South Douglass Road, Suite 200-A, Anaheim, California 92806, Phone (888) 788-7306.

