

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

Grantor: Doyle, Holly Lashea and Doyle, Shawn Lee
**Grantee: U.S. Bank National Association, not in its
individual capacity but solely as Trustee of NRZ
Inventory Trust**

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, July 27, 2023, at or about 10:00 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 Poinsett County Courthouse, 401 Market Street, Harrisburg, 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 SW 1/4 of the SW 1/4 of Section 1, Township 12 North, Range 5 East, more particularly described as follows:
Beginning at the NE corner of said SW 1/4, SW 1/4, & proceed West along the North boundary thereof a distance of 420 feet to the point of beginning property, thence South 336.3 feet; thence West 231.4 feet; thence North 337.3 feet; thence East 230.8 feet to the point of beginning proper, containing 1.8 acres, more or less.

More Commonly Known As: 17182 Liles Ln., Trumann, AR 72472.

On March 23, 2017, Holly Lashea Doyle and Shawn Lee Doyle executed a security instrument in favor of Ditech Financials LLC, which was recorded on April 20, 2017, as Instrument No. 2017R-01177 in the real estate records of Poinsett County, Arkansas and is now held by U.S. Bank National Association, not in its individual capacity but solely as Trustee of NRZ Inventory Trust.

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.

Doyle, Holly Lashea and Doyle, Shawn Lee
Case: 105796-3

