

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

**Grantor: Wandsnider, Larry J. and Wandsnider, Kelly A.**

**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 Monday, May 8, 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 Faulkner County Courthouse, 801 Locust Street, Conway, 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:

PART OF THE NW 1/4 SW 1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 12 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NW 1/4 SW 1/4, SECTION 7; THENCE SOUTH 00 DEGREES 12 MINUTES 44 SECONDS WEST ALONG THE EAST LINE OF SAID NW 1/4 SW 1/4, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 12 MINUTES 44 SECONDS WEST A DISTANCE OF 227.50 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 28 MINUTES 49 SECONDS WEST A DISTANCE OF 300.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 12 MINUTES 44 SECONDS EAST A DISTANCE OF 227.59 FEET TO A POINT; THENCE SOUTH 89 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 5.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 27 MINUTES 44 SECONDS EAST A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF FAULKNER, STATE OF ARKANSAS.

More Commonly Known As: 10 Fern Ln., Conway, AR 72032-9421.

On December 16, 2020, Larry J. Wandsnider and Kelly A. Wandsnider 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 12, 2021, as Instrument No. L202100887 in the real estate records of Faulkner County, Arkansas and is now held by NewRez LLC d/b/a Shellpoint Mortgage Servicing.


Wandsnider, Larry J. and Wandsnider, Kelly A.  
Case: 107816-1

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; 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.

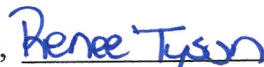
Dated: March 1, 2023

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

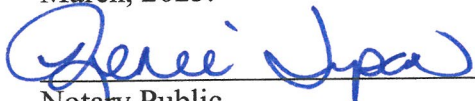
By:   
Stephen P. Lowman

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF PULASKI )

On this 1st day of March, 2023, before me, , 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 March, 2023.

  
Notary Public



Wandsnider, Larry J. and Wandsnider, Kelly A.  
Case: 107816-1