

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

Grantor: Mann, Donna S.

Grantee: BankUnited N.A.

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, May 16, 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 Pulaski County Courthouse, 401 West Markham, Little Rock, 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 E 1/2 of the S 1/3 of the North 2 acres of the W 1/2 of the NW 1/4 of the NE 1/4 of the NE 1/4, Section 35, Township 2 North, Range 13 West, to the City of Little Rock, Pulaski County, Arkansas, more particularly describes as: Commencing at the Northwest corner of said NE 1/4 NE 1/4; thence East 300 feet to the West right of way line of Watt Street; thence South 196 feet for the point of beginning; thence West 150 feet; thence South 88 feet; thence East 150 feet; thence North 88 feet to the point of beginning.

More Commonly Known As: 1914 Watt Street, Little Rock, AR 72227.

On July 31, 2008, Donna S. Mann executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Bank of Little Rock Mortgage Corporation, which was recorded on August 7, 2008, as Instrument No. 2008054343 in the real estate records of Pulaski County, Arkansas and is now held by BankUnited N.A..

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.

