

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

**Grantor: Hirni, Christopher**

**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 Wednesday, May 31, 2023, at or about 12:00 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 Garland County Courthouse, 501 Ouachita, Hot Springs, 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 NW1/4 SW1/4, Section 3, Township 4 South, Range 21 West, Garland County, Arkansas, described as follows: Begin at the Northwest corner of said NW1/4 SW1/4 (being a found ADC Monument); thence South 00 degrees 20 minutes 49 seconds West 499.27 feet to a found rebar with Cap #1199; thence South 88 degrees 45 minutes 53 seconds East 77.00 feet to Centerline of South Harris Road; thence North 23 degrees 32 minutes 26 seconds East along said Road 532.30 feet to a found Aluminum Cap; thence North 87 degrees 25 minutes 09 seconds West 286.85 feet to the Point of Beginning. (According to survey by Vincent C. Harris, RPLS, dated April 16, 2017)

More Commonly Known As: 111 Lost Creek Road, Pearcy, AR 71964.

On April 5, 2018, Christopher Hirni executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage, which was recorded on April 10, 2018, in Record Book 3936 at Page 0572 in the real estate records of Garland County, Arkansas and is now held by NewRez LLC d/b/a Shellpoint Mortgage Servicing.

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

Hirni, Christopher  
Case: 107000-4

