

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

Grantor: Butler, Wendy

Grantee: Flat Branch Mortgage Inc.

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, February 21, 2024, at or about 1:30 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 Nevada County Courthouse, 215 E. 2nd Street, Prescott, 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:

THE SOUTHWEST HALF (SW 1/2) OF BLOCK NINETY-EIGHT (98) OF BRAD SCOTT'S ADDITION TO THE TOWN OF PRESCOTT, ACCORDING TO THE OFFICIAL PLAT OF SAID TOWN OF RECORD IN BLOCK 146 PAGE 362 OF THE DEED AND PLAT RECORDS OF NEVADA COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE SOUTHERNMOST CORNER OF SAID BLOCK 98 AT THE INTERSECTION OF EAST ELM STREET AND EAST EIGHTH SOUTH STREET AND RUN THENCE IN A NORTHWESTWARDLY DIRECTION ON THE SOUTHWEST LINE OF SAID BLOCK 98 AND ALONG EAST ELM STREET FOR A DISTANCE OF 80 FEET TO THE COMMON CORNER ON EAST ELM STREET OF BLOCK 98 AND BLOCK 83 OF BRAD SCOTT'S ADDITION TO PRESCOTT, ARKANSAS, FROM WHICH POINT RUN THENCE IN A NORTHEASTWARDLY DIRECTION AND PARALLEL WITH EAST EIGHTH SOUTH STREET ON THE LINE BETWEEN SAID BLOCKS 98 AND 83 FOR A DISTANCE OF 150 FEET; RUN THENCE IN A SOUTHEASTWARDLY DIRECTION AND PARALLEL WITH EAST ELM STREET FOR A DISTANCE OF 80 FEET TO EAST EIGHTH SOUTH STREET. AND RUN THENCE IN A SOUTHWESTWARDLY DIRECTION ON THE SOUTHEAST LINE OF SAID BLOCK 98 AND ALONG EAST EIGHTH SOUTH STREET FOR A DISTANCE OF 150 FEET TO THE SAID SOUTHERNMOST CORNER OF SAID BLOCK 98, THE POINT OF BEGINNING, FORMING A RECTANGULAR PARCEL OF GROUND FACING 80 FEET ON EAST ELM STREET AND EXTENDING BACK THEREFROM ALONG EAST EIGHTH SOUTH STREET FOR A DISTANCE OF 150 FEET.

More Commonly Known As: 737 E. Elm St., Prescott, AR 71857.

On March 31, 2022, Wendy Butler executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Flat Branch Mortgage INC., which was recorded on April 5, 2022, in Record Book 2022 at Page 496-496 in the real estate records of Nevada County, Arkansas and is now held by Flat Branch Mortgage, Inc.


Butler, Wendy
Case: 107858-4

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: Flat Branch Home Loans, 16150 Main Circle Drive, Chesterfield, MO 63017, Phone (314) 872-0998.

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: December 6, 2023

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

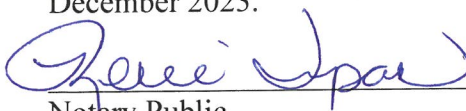
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 6th day of December, 2023, before me, Renee Tyson, 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 6th day of December 2023.


Notary Public

