

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

Grantor: Marc G. Doty

Grantee: Wintrust Mortgage, a division of Barrington Bank
& Trust Company, 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 Monday, June 17, 2024, 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:

Tract 1:

Lot 27 Cadron Meadows Subdivision as shown on plat of record in Plat Book H, Page 118, records of Faulkner County, Arkansas.

Tract 2:

Part of the SW1/4 of the SW1/4 of Section 21, Township 7 North, Range 14 West, Faulkner County, Arkansas, more particularly described as follows:

Beginning at the SE corner of said SW 1/4 SW 1/4 and run

thence North 1 deg. 34 min. 55 sec. East along the East line of said SW1/4 SW1/4, 1155.00 feet;

thence North 88 deg. 08 min. 34 sec. West, 600.28;

thence South 1 deg. 34 min. 05 sec. West, 641.82 feet to a found rebar;

thence South 88 deg. 32 min. 33 sec. East (Deed South 88 deg. 40 min. 25 sec. East), 299.98 feet to a found rebar;

thence South 1 deg. 34 min. 25 sec. West (Deed South 1 deg. 31 min. 40 sec. West) 503.0 feet to a cotton picker spindle in the center line of Burgess Lane;

thence South 85 deg. 48 min. 00 sec. East along said centerline, 300.38 feet to the point of beginning.

More Commonly Known As: 200 Burgess Lane, Greenbrier, AR 72058.

On April 26, 2021, Marc G. Doty executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Wintrust Mortgage, A Division of Barrington Bank and Trust Co., N.A., which was recorded on April 30, 2021, as Instrument No. L202108852 re-recorded on February 18, 2022 as Instrument No. L202203306 in the real estate records of Faulkner County, Arkansas and is now held by Wintrust Mortgage, a division of Barrington Bank & Trust

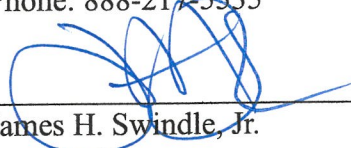
Company, N.A..

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: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019, Phone (888) 480-2432.

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: April 2, 2024

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

By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 2nd day of April, 2024, before me, Crystal Kile, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named James H. Swindle, Jr., 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 2nd day of April, 2024.

Crystal Kile
Notary Public

