

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

Grantor: Donna K. Cross

Grantee: Wilmington Savings Fund Society, FSB, not in its
individual capacity but solely as Trustee of the
LLACG Community Investment Fund

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 Friday, June 28, 2024, at or about 9:00 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 Union County Courthouse, 101 N. Washington, El Dorado, 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:

ALL THAT PARCEL OF LAND IN UNION COUNTY, STATE OF ARKANSAS, AS MORE FULLY DESCRIBED IN DEED INST# 2006/5238, ID# 0120-00298-000, BEING KNOWN AND DESIGNATED AS LOT E 1/2 OF L12 AND LOT 13 & 14, BLOCK 37, ARLINGTON SUBDIVISION.

More Commonly Known As: 920 East Main Street, El Dorado, AR 71730.

On August 5, 2010, Donna K. Cross executed a security instrument in favor of MetLife Home Loans, a Division of MetLife Bank, N.A., which was recorded on November 12, 2010, as Instrument No. 2010R009132 in the real estate records of Union County, Arkansas and is now held by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of the LLACG Community Investment Fund.

The default for which foreclosure is made is due to the death of the borrower 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: Anders Capital Group
16815 Von Karman Suite #160, Irvine, CA 92606, 562-618-5926.

