

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

**Grantor: William Dexter Sorg and Shayla Sorg**

**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 Thursday, May 2, 2024, 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 Randolph County Courthouse, 107 W. Broadway, Pocahontas, 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:

Part of the NE1/4 of the NE1/4 of Section 13, Township 18 North, Range 1 West, more particularly described as follows: Beginning at the Northwest corner of said NE1/4 NE1/4 of Section 13; thence South 89 deg. 26 min. 15 sec. East along the North line thereof, 1165.30 feet; thence South 00 deg. 43 min. 35 sec. West parallel with the East line thereof, 537.48 feet; thence South 89 deg. 57 min. 15 sec. West 99.02 feet; thence South 00 deg. 12 min. 14 sec. West 780.52 feet; thence South 84 deg. 33 min. 02 sec. West 8.18 feet; thence South 00 deg. 40 min. 38 sec. West 28.37 feet; thence North 89 deg. 19 min. 04 sec. West along the South line of said NE1/4 of the NE1/4, 933.46 feet; thence North 01 deg. 02 min. 35 sec. East along the West line thereof, 1346.36 feet to the point of beginning. SUBJECT to the Right of Way for utilities over and across said property.

LESS AND EXCEPT

Part of the NE1/4 of the NE1/4 of Section 13, and part of the SE1/4 of the SE1/4 of Section 12, Township 18 North, Range 1 West, Randolph County, Arkansas, more particularly described as follows: Commence at the Southwest corner of said SE1/4 of the SE1/4; thence South 89 deg. 26 min. 15 sec. East along the South line thereof, 546.61 feet to the point of beginning; thence continue South 89 deg. 26 min. 15 sec. East 74.66 feet; thence North 26 deg. 09 min. 05 sec. West 317.59 feet; thence South 89 deg. 14 min. 40 sec. East along the South Right of Way line of Wade Road, 149.01 feet; thence leaving said Right of Way line South 11 deg. 05 min. 55 sec. East 289.17 feet; thence South 89 deg. 26 min. 15 sec. East along the South line of said SE1/4 of the SE1/4 45.47 feet; thence South 05 deg. 18 min. 19 sec. West 374.61 feet; thence South 85 deg. 03 min. 04 sec. West 115.86 feet; thence North 05 deg. 09 min. 29 sec. West 386.38 feet to the point of beginning.

Tract 2:

Part of the NE1/4 of the NE1/4 of Section 13, Township 18 North, Range 1 West, more particularly described as commencing at the Southeast corner of said 40 acre tract and run North along the East line thereof, 781 feet to the real point of beginning; thence West parallel with the South line of the NE1/4 NE1/4 aforesaid, 315 feet; thence North parallel with the East line of said 40 acre tract 539 feet, more or less, to the North line thereof; thence East along the North line 315 feet, more or less, to the Northeast corner; thence South along the East line of said 40 acre tract 539 feet, more or less, to the real point of beginning, containing 3.90 acres, more or less.

LESS AND EXCEPT

Part of the NE1/4 of the NE1/4 of Section 13, Township 18 North, Range 1 West, more particularly described as follows: Commencing at the Southeast corner of said NE1/4 NE1/4; thence North 00 deg. 43 min. 35 sec. East along the East line thereof, 781.00 feet to the point of beginning; thence North 89 deg. 19 min. 04 sec. West parallel with the South line of said NE1/4 NE1/4, 315.00 feet; thence North 00 deg. 43 min. 35 sec. East parallel with the said East line thereof, 30.00 feet; thence North 89 deg. 57 min. 15 sec. East 315.03 feet; thence South 00 deg. 43 min. 35 sec. West along the said East line, 34.00 feet to the point of beginning, containing 0.231 acre. SUBJECT to the right-of-way for Harmony Road along the East line thereof.

More Commonly Known As: 1893 Harmony Rd., Pocahontas, AR 72455-7217.

On May 28, 2020, William Dexter Sorg and Shayla Sorg executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Caliber Home Loans, Inc., which was recorded on May 29, 2020, in Record Book M-21 at Page 0542 in the real estate records

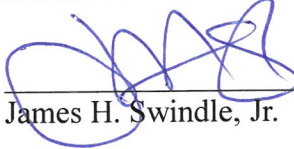
of Randolph County, Arkansas and is now held by NewRez LLC d/b/a Shellpoint Mortgage Servicing.

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 Servicing, 55 Beattie Place, Suite 100, Greenville, SC 29601-2743, Phone (864) 312-4704.

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: February 20, 2024

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

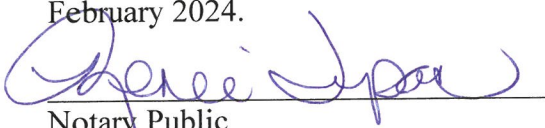
By:   
James H. Swindle, Jr.

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
) ss.  
COUNTY OF PULASKI )

On this 20th day of February, 2024, 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 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 20th day of February 2024.

  
Notary Public

