

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

Grantor: Terry L. Solley and Teresa Michelle Solley
Grantee: Citibank, N.A., not in its individual capacity but
solely as Owner Trustee of New Residential
Mortgage Loan Trust 2019-RPL3

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, May 13, 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 Yell County Courthouse, 101 East 5th Street, Danville, 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 SW 1/4 of the SW 1/4 of Section 22, Township 4 North, Range 25 West, more particularly described as follows: Start at the Southwest corner of said SW 1/4, SW 1/4 and run East along said forty line 14 chains; thence run North 129 feet to the South right of way line of State Highway #80; thence run North 86 degrees 40 minutes East along said right of way line about 35 feet to the East line of farm road for the true Point of Beginning; thence continue East along the South right of way line of said highway 35 feet; thence run North 20 feet to the centerline of said State Highway #80; thence run East along said centerline 182 feet; thence run South 165 feet to a point 10 feet North of the South line of said forty; thence run West parallel to said forty line 220 feet to the East line of said farm road; thence run Northerly along the East line of the farm road to the true Point of Beginning.

More Commonly Known As: 26493 State Highway 80, Danville, AR 72833.

On September 20, 2008, Terry L. Solley and Teresa Michelle Solley executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for AFS Financial, Inc., which was recorded on October 9, 2008, in Record Book 472 at Page 405 in the real estate records of Yell County, Arkansas and is now held by Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3.

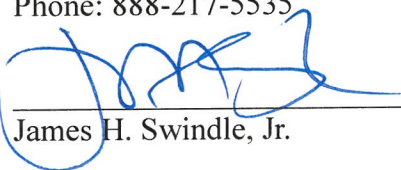
The default for which foreclosure is made is due to the failure of payment per the terms of the

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 28, 2024

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

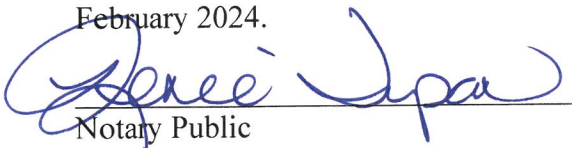
By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 28th 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 28th day of February 2024.


Notary Public

