

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

Grantor: Mary M. Honeycutt

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 Tuesday, May 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 Benton County Courthouse, 102 Northeast A Street, Bentonville, 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:

SITUATED IN THE COUNTY OF BENTON, STATE OF ARKANSAS:

A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 19, T-19-N, R-28-W, IN BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT WHICH IS LOCATED NORTH 88 DEGREES 35 MINUTES
38 SECONDS WEST FOR A DISTANCE OF 552.50 FEET FROM THE SOUTHEAST CORNER OF THE SW
1/4 OF THE NW 1/4 OF SAID DESCRIBED SECTION 19; THENCE CONTINUING NORTH 88 DEGREES 35
MINUTES 38 SECONDS WEST,
7.49 FEET; THENCE SOUTH 84 DEGREES 24 MINUTES 03 SECONDS WEST,
97.97 FEET TO A POINT ON U.S. GOV'N'T BEAVER LAKE ACQUISITION LINE; THENCE CONTINUING
ALONG SAID GOV'N'T LINE NORTH 85 DEGREES
43 MINUTES 49 SECONDS WEST, 135.27 FEET; THENCE CONTINUING ALONG SAID GOV'N'T LINE
NORTH 85 DEGREES 36 MINUTES 59 SECONDS WEST,
33.81 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST
168.24 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 32 SECONDS EAST,
291.75 FEET; THENCE SOUTH 03 DEGREES 07 MINUTES 16 SECONDS WEST,
43.00 FEET; THENCE SOUTH 07 DEGREES 14 MINUTES 55 SECONDS WEST,
116.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.10 ACRES, MORE OR LESS.

More Commonly Known As: 9196 Honeycutt Ln., Rogers, AR 72756.

On October 5, 2013, Mary M. Honeycutt executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for CitiBank, N.A., which was recorded on October 15, 2013, in Record Book 2013 at Page 229050 in the real estate records of Benton County, Arkansas and is now held by NewRez LLC d/b/a Shellpoint Mortgage Servicing.

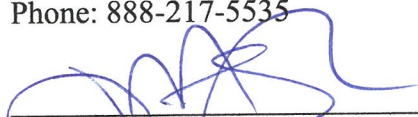
Mary M. Honeycutt
Case: 105964-2

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: March 21, 2024

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

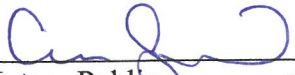
By: 
_____ James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 21st day of March, 2024, before me, Cecilia Synco, 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 21st day of March, 2024.


Notary Public
Exp. Date February 05, 2022
Cecilia Synco
Notary Public
Commission # 12717320
Pulaski County, Arkansas

Mary M. Honeycutt
Case: 105964-2