

THIS INSTRUMENT PREPARED  
BY AND TO BE RETURNED TO  
Mickel Law Firm, P.A.  
1501 North University Ste. 764  
Little Rock, AR 72207

**Grantor: James Marvin Hatridge and Deborah Michelle  
Collins**

**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, January 2, 2025, at or about 11:00 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 Ashley County Courthouse, 205 East Jefferson Street, Hamburg, 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:

A parcel of land In the Northwest Quarter of the Southwest Quarter of Section 7, Township 18 South, Range 8 West, Ashley County, Arkansas, more particularly described as follows, to wlt: Starting at the Southwest corner of the said Northwest Quarter of the said Southwest Quarter, thence run North 792 feet; thence run East 240 feet to the point of beginning; thence run East 210 feet; thence run South 210 feet; thence run West 210 feet; thence run North 210 feet back to the point of beginning.

More Commonly Known As: 649 Marais Saline Rd., Crossett, AR 71635.

On July 22, 2021, James Marvin Hatridge and Deborah Michelle Collins executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Century Next Bank, which was recorded on July 23, 2021, in Record Book MR 2021 at Page 4272 as Instrument No. L202102465 in the real estate records of Ashley 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.

