

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

Grantor: Dusty Coleman

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 Wednesday, June 25, 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 Craighead County Courthouse, 511 S. Main St., Jonesboro, 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 Northeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 1 East, Craighead County, Arkansas, more particularly described as follows: Commence at the Northeast corner of said Section 29, thence South 00 deg. 47 min. 32 sec. West 676.05 feet to the point of beginning; thence continue South 00 deg. 47 min. 32 sec. West 192.00 feet; thence North 89 deg. 12 min. 28 sec. West 231.81 feet; thence North 00 deg. 47 min. 32 sec. East 192.00 feet; thence South 89 deg. 12 min. 28 sec. East 231.81 feet to the point of beginning, containing 1.02 acres, more or less, and subject to road right of way across the East side.

More Commonly Known As: 4164 County Road 187, Cash, AR 72421-8907.

On May 31, 2023, Dusty Coleman executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for FirstTrust Home Loans, Inc., which was recorded on June 1, 2023, as Instrument No. 2023R-009434 in the real estate records of Craighead 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.

Dusty Coleman
Case: 109304-1

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: April 15, 2025

Mickel Law Firm, P.A.

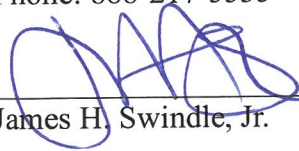
1501 North University

Ste. 764

Little Rock, AR 72207

Phone: 888-217-5535

By:


James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

)

) ss.

COUNTY OF PULASKI

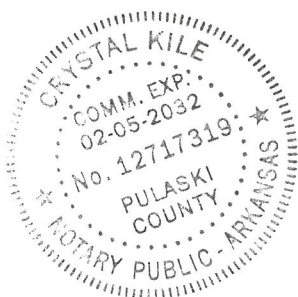
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On this 15th day of April, 2025, before me, Crystal Kile, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named James H. Swindle, Jr., an attorney of Mickel Law Firm, P.A., 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 15th day of April, 2025.

Crystal Kile

Notary Public



Dusty Coleman
Case: 109304-1