

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

Grantor: Rueben D. Southerland III and Emily
Southerland

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 Monday, June 30, 2025, 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 Faulkner County Courthouse, 801 Locust Street, Conway, 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 NW 1/4 NE 1/4 of Section 17, Township 8 North, Range 12 West, Faulkner County, Arkansas, more particularly described as: Beginning at the Northeast corner of said NW 1/4 NE 1/4; thence South 00 degrees 23 minutes 13 seconds East along the East line of said NW 1/4 NE 1/4 661.03 feet; thence leaving the East line North 88 degrees 51 minutes 37 seconds West 656.06 feet; thence South 329.71 feet to the Point of Beginning; thence continue South 329.82 feet to the South line of said NW 1/4 NE 1/4; thence along the South line North 88 degrees 51 minutes 03 seconds West 657.60 feet to the Southwest Corner of said NW 1/4 NE 1/4; thence North along the West line of said NW 1/4 NE 1/4 329.71 feet; thence leaving the West line South 88 degrees 51 minutes 37 seconds East 657.60 feet to the Point of Beginning. Reserving the West 25.00 feet for Public Road Easement purposes.

More Commonly Known As: 60 Rowlett Road, Greenbrier, AR 72058.

On September 29, 2022, Rueben D. Southerland III and Emily Southerland executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for NFM Consultants, Inc. (FN) dba NFM Lending, which was recorded on October 6, 2022, as Instrument No. L202217929 in the real estate records of Faulkner 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,

Rueben D. Southerland III and Emily Southerland
Case: 109242-2

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: April 1, 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

)

On this 1st day of April, 2025, before me, Erica Southerland, 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 1st day of April, 2025.

Notary Public

