

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, November 17, 2026, 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 Miller County Courthouse, 412 Laurel St., Texarkana, 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 tract of land in the NE 1/4 of Section 36, Township 16 South, Range 28 West, Miller County, Arkansas, and being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of Section 36, Township 16 South, Range 28 West, Miller County, Arkansas; THENCE -South, with the East boundary line of said Section 36, a distance of 1021.26 feet to a point in the South right of way line of U. S. Highway 71, said point being 60 feet at right angles to the centerline of said highway;

THENCE - N. 41 deg. 29 min. West, with said South right of way line, 60 feet at right angles from and parallel to said centerline of highway, 461.5 feet to an iron bolt, the POINT OF BEGINNING of the tract herein described;

THENCE -N. 41 deg. 29 min. West, with said South right of way line, 200.00 feet to a concrete right-of-way marker;

THENCE -S. 50 deg. 24 min. 56 sec. West, 175.00 feet to an iron pin;

THENCE-S. 41 deg. 29 min. East, 200.00 feet to an iron pin;

THENCE-N. 50 deg. 24 min. 56 sec. East, 175.00 feet to the Point of Beginning.

More Commonly Known As: 10567 Highway 71 South, Fouke, AR 71837.

On June 7, 2019, Mickey Lynn Jeans, executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Farmers Bank & Trust Company its successors and assigns, which was recorded on June 10, 2019, as Instrument No. 2019R003533 in the real estate records of Miller County, Arkansas and is now held by NewRez LLC.

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 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: August 6, 2026
Mickel Law Firm, P.A.
1501 North University
Ste. 764
Little Rock, AR 72207
Phone: 888-217-5535
PUBLICATION DATES:
10/18/2026; 10/25/2026;
11/01/2026; 11/08/2026
By: James H. Swindle, Jr.
www.trustee-foreclosure-salesonline.com
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