

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

Grantor: Platz, Beri L. and Platz, Gwen
Grantee: Lakeview Loan Servicing, LLC

AMENDED 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, April 17, 2023, 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:

A tract of land being part of the Northeast Quarter of the Southeast Quarter of Section 6, Township 13 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commence at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 6, Township 13 North, Range 4 East; thence North 89 deg. 26 min. 39 sec. West 682 feet along the South line of aforesaid Northeast Quarter of Southeast Quarter a distance of 682 feet to the point of beginning; thence North 1 deg. 30 min. 04 sec. East (deed bearing North 0 deg. 50 min. 13 sec. East) 272.43 (Deed 272.20) to the South line of a road; thence South 88 deg. 12 min. 45 sec. West (deed bearing West) 214.60 feet along the South line of road to the center of a County road; thence South 12 deg. 20 min. 30 sec. East (deed bearing South 12 deg. 23 min. 11 sec. East) 212.3 feet along the centerline of said road; thence South 9 deg. 02 min. 04 sec. West (deed bearing South 9 deg. 29 min. 07 sec. West) 57.3 feet along the centerline of road to the South line of aforesaid Northeast Quarter of the Southeast Quarter; thence South 89 deg. 26 min. 39 sec. East 170.86 feet (record 172.4) along said South line to the point of beginning, and being subject to all public and private roads and easements.

More Commonly Known As: 101 Lincoln Cv., Jonesboro, AR 72404.

On September 15, 2017, Beri L. Platz and Gwen Platz executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, which was recorded on September 18, 2017, as Instrument No. 2017R-017213 in the real estate records of Craighead County, Arkansas and is now held by Lakeview Loan Servicing, LLC.

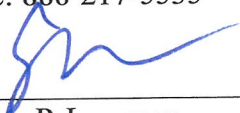
Platz, Beri L. and Platz, Gwen
Case: 107354-1

The default for which foreclosure is made is due to 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: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019, Phone (888) 480-2432.

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: February 6, 2023

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

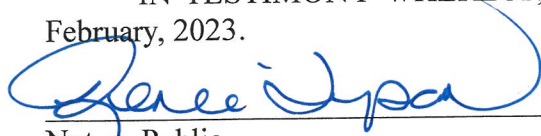
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 6th day of February, 2023, before me, Renee Tyson, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named Stephen P. Lowman, 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 6th day of February, 2023.


Notary Public

Platz, Beri L. and Platz, Gwen
Case: 107354-1

