

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

Grantor: Jacoleton O Deyer Harper

Grantee: NexBank SSB

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 Monday, August 7, 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 Ouachita County Courthouse, 145 Jefferson, S.W., Camden, 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:

The North Half of Lot 62 and the North 10 feet of the South Half of Lot 62, Mike Berg Lake Subdivision, City of Camden, Ouachita County, Arkansas, according to Plat of said Subdivision shown of record in Plat Book 2, Page 13 of the records of Ouachita County, Arkansas.

More Commonly Known As: 303 Berg Ave., Camden, AR 71701.

On May 30, 2014, Jacoleton O Deyer Harper executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as a nominee for First Arkansas Financial, Inc., which was recorded on June 3, 2014, in Record Book M342 at Page 00024 in the real estate records of Ouachita County, Arkansas and is now held by NEXBANK.

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: Dovenmuehle Mortgage Inc., One Corporate Drive, Suite 360, Lake Zurich, IL 60047-8924, Phone (800) 669-0340.

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

Jacoleton O Deyer Harper
Case: 107348-1

