

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

Grantor: Norsworthy, Roger D. and Norsworthy, Patricia

Grantee: Nationstar Mortgage 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, August 15, 2023, 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:

All that certain tract or parcel of land situated in the NE-1/4 of SE-1/4, Section 25, T 15-S, R-28-W, Miller County, Arkansas, and being more particularly described by metes and bounds as follows:

Commencing at the SW corner of the NE-1/4 SE-1/4;

Thence North 89 deg. 23 min. 12 sec. East, along a chain link fence, 238.65 ft. to the Point of Beginning for the herein described tract;

Thence North 298.94 ft. to an iron pipe for corner generally in the center of a road;

Thence North 70 deg. 05 min. 38 sec. East generally along the center line of said road, 127.52 feet to an iron pipe for corner;

Thence South 45 deg. 58 min. East generally along the center line of said road, 41.91 ft. to another Iron pipe for corner,

Thence South 63 deg. 07 min. 51 sec. East generally along the center line of said road 123.98 ft. to an Iron pipe for corner;

Thence South 01 deg. 19 deg. 16 sec. West generally along the West side of a creek, 51.05 feet;

Thence South 50 deg. 12 min. 04 sec. East generally along the West side of said creek, 79.17 ft.;

Thence South 19 deg. 50 min. 33 sec. East generally along the West side of said creek, 37.67 feet;

Thence South 32 deg. 27 min. 47 sec. East generally along the West side of said creek, 75.18 feet;

Thence South 41 deg. 34 min. 08 sec. East generally along the West side of said creek, 69.66 ft. to an Iron pipe for corner in said chain link fence;

Thence South 89 deg. 23 min. 12 sec. West, with said chain link fence 419.67 feet to the point of beginning and containing 2.213 acres of land, more or less.

More Commonly Known As: 7448 South Valley Road, Texarkana, AR 71854.

On June 17, 2013, Roger D. Norsworthy and Patricia Norsworthy executed a security instrument in favor of Mortgage Electronic Registration System, Inc. ("MERS") solely as nominee for Bank of America, N.A., which was recorded on July 15, 2013, as Instrument No. 2013R006452 in the real estate records of Miller County, Arkansas and is now held by Nationstar Mortgage LLC.

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: May 31, 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)

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) ss.

COUNTY OF PULASKI)

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On this 31st day of May, 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 31st day of May 2023.

Renee Tyson
Notary Public

