

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

Grantor: Donald Clifton Sr. and Margaret Clifton

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 Monday, August 21, 2023, at or about 1:00 PM, 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 Mississippi County Courthouse, 200 West Walnut , Blytheville, 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 Northeast Quarter of the Southwest Quarter of Section Twenty-Seven (27), Township Fifteen (15) North, Range Eleven (11) East, Mississippi County , Arkansas being more particularly described as commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section Twenty-Seven (27): thence South 89 degrees 32 minutes 04 seconds East 739.87 feet to the Northwest corner of an existing lot: thence South 89 degrees 32 minutes 04 seconds East with the North line of the existing lot 156.32 feet to the point of beginning, point being the Northeast corner of the existing lot: thence South 89 degrees 32 minute 04 seconds East 170.50 feet: thence South 00 degrees 02 minutes 56 seconds West 101.74 feet: thence North 89 degrees 32 minutes 04 seconds West 45 feet: thence South 00 degrees 02 minutes 56 seconds West 124.24 feet: thence South 89 degrees 41 minutes 39 seconds West 117.00 feet to the Southeast corner of the existing lot: thence North 02 degrees 05 minutes 22 seconds West with the East line of the existing lot 227.78 feet to the point of beginning. Subject to County Road 262 right-of-way on the North side and subject to an easement for ingress and egress across the rear of said lot.

More Commonly Known As: 3075 E. County Road 262, Blytheville, AR 72315.

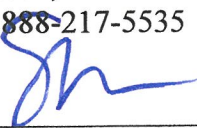
On August 14, 2009, Donald Clifton Sr. and Margaret Clifton executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Investors Group, which was recorded on August 14, 2009, in Record Book 2018 at Page 1197 in the real estate records of Mississippi 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: June 20, 2023

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

By: 
Stephen P. Lowman

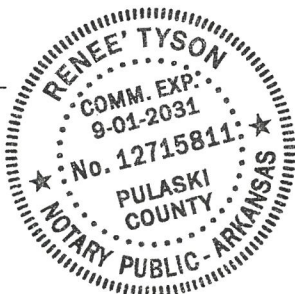
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 20th day of June, 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 20th day of June, 2023.


Notary Public



Donald Clifton Sr. and Margaret Clifton
Case: 107904-1