

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

Grantor: Helton, James and Helton, Dorothy

Grantee: CitiMortgage, Inc.

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 Thursday, July 13, 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 Poinsett County Courthouse, 401 Market Street, Harrisburg, 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:

Lot Nine A (9A), Block One of Gould-Gibson Addition to the City of Trumann, Arkansas, as shown by re-plat of East part of said Block One, prepared by Franklin Stricklin, of record in Plat Book "C", at Page 31, of the records in the office of the Circuit Clerk and Ex-Officio Recorder within and for Poinsett County, Arkansas; subject to easements for utilities shown on recorded plat and Bill of Assurance as executed and filed for record in said recorder's office.

More Commonly Known As: 105 North Parkview, Trumann, AR 72472.

On March 27, 2002, James Helton and Dorothy Helton executed a security instrument in favor of Southern Mortgage Company of Arkansas, which was recorded on April 19, 2002, as Instrument No. 02-1758 in the real estate records of Poinsett County, Arkansas and is now held by CitiMortgage, Inc..

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: Cenlar FSB, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416.

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

Helton, James and Helton, Dorothy
Case: 107772-1

