

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

Grantor: Remel, Michael and Remel, April

Grantee: NewRez LLC d/b/a Shellpoint Mortgage Servicing

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 27, 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 Sevier County Courthouse, 115 N. 3rd St., DeQueen, 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 1, Chapel Hill Addition, Sevier County, Arkansas, as recorded in Sevier County Deed Book 141, Pages 447-448 on 9/7/76. LESS and EXCEPT the following:

Part of Lot 1, Chapel Hill Addition, Sevier County, Arkansas, a recorded in Sevier County Deed Book 141, Pages 447-448 on 9/7/76 described as follows:

Beginning at the NE corner of said Lot 1; Thence South 1 deg. 24 min. 23 sec. east with east line of said Lot 1, 202.62 feet to North edge of road; thence North 33 deg. 37 min. 29 sec. West with north edge of road 159.71 feet; thence North 65 deg. 09 min. 29 sec. West with north edge of road 116.11 feet; thence North 78 deg. 37 min. 08 sec. West with north edge of road 105.36 feet; thence East 292.12 feet back to the Point of Beginning.

More Commonly Known As: 115 Acorn Rd., De Queen, AR 71832.

On November 16, 2018, Michael Remel and April Remel executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for First Arkansas Financial, Inc., which was recorded on November 16, 2018, as Instrument No. 2018R003257 in the real estate records of Sevier County, Arkansas and is now held by NewRez LLC d/b/a Shellpoint Mortgage Servicing.

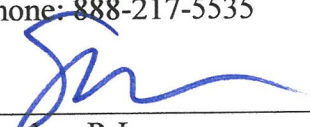
The default for which foreclosure is made is due to failure of payment per the terms of the note and security instrument and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and as such has directed Mickel Law Firm, P.A., as its

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: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 100, Greenville, SC 29601-2743, Phone (864) 312-4704.

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

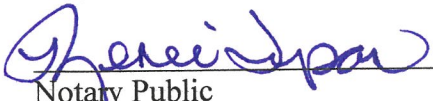
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 31st day of May, 2023, before me, Benee 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.


Notary Public

