

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

Grantor: Robinson, Johnnie and Robinson, Susie E.

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 Wednesday, June 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 Jefferson County Courthouse, 101 W. Barraque St., Pine Bluff, 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 following described real property situated in the County of Jefferson and State of Arkansas, to-wit: The West 84 1/2 feet of the South 40 feet of Lot Three (3), and the West 89 feet of Lot Four (4), in Block One (1) of J. F. Clark's Addition to the City of Pine Bluff, Arkansas. Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

More Commonly Known As: 1304 S. Indiana St., Pine Bluff, AR 71601-5974.

On November 12, 2008, Johnnie Robinson and Susie E. Robinson executed a security instrument in favor of Countrywide Bank, FSB, which was recorded on January 16, 2009, in Record Book 1193 at Page 578 in the real estate records of Jefferson 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

Robinson, Johnnie and Robinson, Susie E.
Case: 107631-1

