

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

Grantor: Cook, Clint W

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 Friday, June 23, 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 White County Courthouse, 300 N. Spruce, Searcy, 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:

Commencing at a found 5/8" iron pin & cap at the Southwest Corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Twenty-three (23), Township Six (6) North, Range Eight (8) West; thence, North 00 degrees 17 minutes 45 seconds West, a distance of 335.02 feet to found 5/8" iron pin w/cap PLS #1026, the point of beginning; thence, North 00 degrees 17 minutes 18 seconds West, a distance of 165.04 feet to a set 5/8" iron pin w/cap PLS #1394; thence, North 89 degrees 39 minutes 00 seconds East, a distance of 263.94 feet to a set 5/8" iron pin w/cap PLS #1394; thence, South 00 degrees 16 minutes 04 seconds East, a distance of 165.04 feet to a found 5/8" w/cap PLS #1026, thence, South 89 degrees 39 minutes 00 seconds West, a distance of 263.93 feet to the point of beginning, having an area of 1.000 acres according to a survey performed April 10, 2001, by Petty and Associates, Inc., under the direction of Michael F. Petty, AR PLS #1394.

Together with and subject to covenants, easements and restrictions of record.

More Commonly Known As: 110 Bradford Lane, McRae, AR 72102.

On October 15, 2004, Clint W, Cook executed a security instrument in favor of Mortgage Electronic Registration System's Inc, Acting Solely as Nominee for First Security Bank, which was recorded on June 18, 2004, in Record Book 2004 at Page 39174 in the real estate records of White 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

