

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

Grantor: Greenfield, Jerry D.

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 Tuesday, June 27, 2023, at or about 11:00 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 Crawford County Courthouse, 317 Main Street, Van Buren, 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:

Part of the Northeast Quarter of the Southeast Quarter of Section 25, Township 10 North, Range 31 West, Crawford County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter; thence along the West line of said forty, South, 663.40 feet; thence leaving said West line, South 89 degrees 23 minutes 07 seconds East, 877.90 feet to an existing iron pin; thence North 00 degrees 36 minutes 53 seconds East, 37.36 feet to a set rebar and the point of beginning; thence South 88 degrees 22 minutes 57 seconds West, 69.69 feet to a set rebar; thence North 51 degrees 18 minutes 18 seconds West, 110.25 feet to an existing iron pin; thence North 41 degrees 54 minutes 53 seconds East, 237.00 feet to an existing iron pin; thence South 00 degrees 36 minutes 53 seconds West, 243.34 feet to the point of beginning. Except public roads, rights-of-way and any easements of record.

More Commonly Known As: 1315 Twin Lakes Dr., Alma, AR 72921.

On April 15, 2019, Jerry D. Greenfield executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Firststar Bank, which was recorded on April 15, 2019, as Instrument No. 2019003563 in the real estate records of Crawford 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

Greenfield, Jerry D.
Case: 107758-1

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: April 3, 2023

Mickel Law Firm, P.A.

1501 North University
Ste. 930
Little Rock, AR 72207
Phone: 888-217-5535

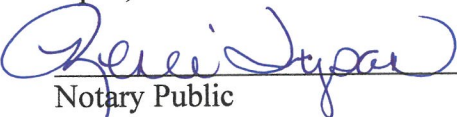
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 3rd day of April, 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 3rd day of April, 2023.


Notary Public

