

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

Grantor: Martin, Buddy and Martin Gladys

Grantee: BANK UNITED N.A.

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, March 16, 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 Benton County Courthouse, 102 Northeast A Street, Bentonville, 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 NE1/4 OF NW1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 29 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM THE NW CORNER OF SAID NE1/4 OF NW1/4 OF SECTION 33, RUN THENCE SOUTH 87 DEGREES 24 MINUTES 02 SECONDS EAST 1274.78 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 25 SECONDS WEST 886.78 FEET; THENCE SOUTH 78 DEGREES 45 MINUTES 47 SECONDS EAST 38.45 FEET FOR THE POINT OF BEGINNING, THENCE SOUTH 78 DEGREES 45 MINUTES 47 SECONDS EAST 50 FEET; THENCE SOUTH 01 DEGREES 25 MINUTES 25 SECONDS WEST TO THE CENTERLINE OF CLOVERDALE ROAD; THENCE NORTH 78 DEGREES 45 MINUTES 47 SECONDS WEST 50 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 25 SECONDS EAST TO THE POINT OF BEGINNING

More Commonly Known As: 13982 Cloverdale Rd., Rogers, AR 72756-8118.

On August 5, 2009, Buddy Martin and Gladys Martin executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Quicken Loans, which was recorded on August 21, 2009, in Record Book 2009 at Page 155830as Instrument No. 610206822019D2001002 in the real estate records of Benton County, Arkansas and is now held by BankUnited N.A..

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

Martin, Buddy and Martin Gladys
Case: 107336-1

