

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

Grantor: Jeremiah Bullington

Grantee: Lakeview Loan Servicing, 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 Monday, May 15, 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:

WARRANTY DEED 505-377:

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (S 1/2 NW 1/4 NW 1/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 10 WEST, WHITE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 300 LINKS WEST OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 NW 1/4 NW 1/4 OF SECTION 16, T-8-N, R-10-W, AND RUN THENCE SOUTH 120 FEET; THENCE WEST 208.72 FEET; THENCE NORTH 120 FEET; THENCE EAST 208.72 FEET TO THE POINT OF BEGINNING.

AND

WARRANTY DEED 289-169:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 10 WEST, WHITE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING 999 LINKS SOUTH AND 1718 LINKS EAST OF CORNER OF SECTION 8, 9, 16 AND 17, TOWNSHIP 8 NORTH, RANGE 10 WEST, AND RUN THENCE NORTH 720 LINKS TO SOUTH LINE OF RIGHT OF WAY OF STATE HWY #36; THENCE WEST ON SAID LINE 45 LINKS; THENCE SOUTH 403.75 LINKS; THENCE WEST 271.25 LINKS; THENCE SOUTH 316.25 LINKS; THENCE EAST 316.25 LINKS TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PER WESTLAND SURVEY:

A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 10 WEST, WHITE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW 1/4 NW 1/4 SECTION 16, THENCE SOUTH 01 DEGREE 22 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID NW 1/4 NW 1/4 A DISTANCE OF 659.34 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88 DEGREES 34 MINUTES 29 SECONDS EAST A DISTANCE OF 919.74 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 10 MINUTES 20 SECONDS EAST A DISTANCE OF 208.72 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 29 SECONDS EAST A DISTANCE OF 179.09 FEET; THENCE NORTH 01 DEGREES 12 MINUTES 40 SECONDS EAST A DISTANCE OF 256.33 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY #36; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 89 DEGREES 11 MINUTES 28 SECONDS EAST A DISTANCE OF 29.71 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 02 DEGREES 06 MINUTES 14 SECONDS WEST A DISTANCE OF 462.58 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 18 SECONDS WEST A DISTANCE OF 10.72 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 41 SECONDS EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 46 SECONDS WEST A DISTANCE OF 208.83 FEET; THENCE NORTH 03 DEGREES 10 MINUTES 20 SECONDS EAST A DISTANCE OF 117.60 FEET TO THE POINT OF BEGINNING.

More Commonly Known As: 112 Oliver Way, Rose Bud, AR 72137.

On February 2, 2021, Jeremiah Bullington executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as a nominee for Highlands Residential Mortgage, LTD., which was recorded on February 22, 2021, in Record Book MORT 2021 at Page


4215as Instrument No. L202102194 in the real estate records of White County, Arkansas and is now held by Lakeview Loan Servicing, 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 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: March 1, 2023

Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207
Phone: 888-217-5535

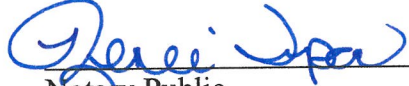
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 1st day of March, 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 1st day of March 2023.


Notary Public

