

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

Grantor: Angela Maxwell aka Angela D. Chisum
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 Tuesday, May 21, 2024, 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 Sebastian County Courthouse, 301 East Center Street, Greenwood, 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 LANDS LYING IN SEBASTIAN COUNTY, ARKANSAS, TO-WIT:
PART OF GOVERNMENT LOT 5, OF SECTION 5, TOWNSHIP 6 NOR1H, RANGE 31 WEST,
SEBASTIAN COUNTY, GREENWOOD DISTRICT, ARKANSAS, MORE PARTICULARLY
DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID
GOVERNMENT LOT 5; THENCE NORTH 01 DEGREES 18 MINUTES EAST ALONG THE EAST
LJNE OF SAID GOVERNMENT LOT 5, 276.54 FEET; THENCE NORTH 67 DEGREES 12
MINUTES WEST, 136.00 FEET; THENCE NORTH 62 DEGREES 52 MINUTES WEST, 39.00 FEET
TO THE POJNT OF BEGINNING, SAID POINT BEING IN THE CENTERLJNE OF AN EXISTING
COUNTY ROAD; THENCE SOUTH 55 DEGREES 03 MINUTES WEST, 319.95 FEET; THENCE
NORTH 62 DEGREES 52 MINUTES WEST, 136.20 FEET; THENCE NORTH 00 DEGREES 16
MINUTES 44 SECONDS EAST, 90.00 FEET; THENCE NORTH 44 DEGREES 35 MINUTES 14
SECONDS EAST, 264.21 FEET TO THE CENTERLJNE OF SAID COUNTY ROAD; THENCE
SOUTH 25 DEGREES 30 MINUTES 26 SECONDS EAST ALONG SAID CENTERLJNE, 50.00
FEET; THENCE SOUTH 47 DEGREES 44 MINUTES EAST ALONG SAID CENTERLJNE, 74.30
FEET; THENCE SOUTH 62 DEGREES 52 MINUTES EAST ALONG SAID CENTERLJNE, 136.20
FEET TO THE POJNT OF BEGINNING. EXCEPT PUBLIC ROADS. LESS AND EXCEPT
MINERALS AND MINERAL RIGHTS.

SITUATE IN THE COUNTY OF SEBASTIAN, STATE OF ARKANSAS.

Tax Account No.(s) 60001-0000-03421-15

More Commonly Known As: 1229 Hidden Valley Way, Greenwood, AR 72936-7214.

On February 23, 2019, Angela Maxwell aka Angela D. Chisum executed a security instrument in

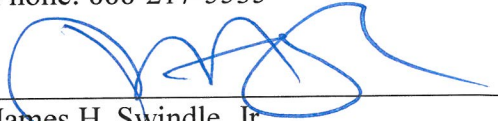
favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Caliber Home Loans, Inc., which was recorded on March 1, 2019, as Instrument No. 2019-04120 in the real estate records of Sebastian County, Arkansas and is now held by NewRez LLC d/b/a Shellpoint Mortgage Servicing.

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 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 2, 2024

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

By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 2nd day of April, 2024, before me, Angela D. Chisum, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named James H. Swindle, Jr., 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 2nd day of April, 2024.

Angela D. Chisum
Notary Public

Angela Maxwell aka Angela D. Chisum
Case: 108539-1

