

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

Grantor: Barnett, Charles and Barnett, Danielle

Grantee: PrimeLending, A PlainsCapital Company

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, May 31, 2024, 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 Logan County Courthouse, 366 N. Broadway, Booneville, 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:

A tract of land situated in the Old Town of Booneville, Arkansas being part of the SE 1/4 of the NE 1/4 of Section 1, Township 5 North, Range 28 West and part of the SW 1/4 of NW 1/4 of Section 6, Township 5 North, Range 27 West, being more particularly described as commencing at the intersection of the South right of way of South Street and the West right of way of Sharpe Street (Highway 23); thence South 12 deg. 37 min. 28 sec. West, along the West right of way of Sharpe Street, a distance of 170.00 feet to the POINT OF BEGINNING; thence continue South 12 deg. 37 min. 28 sec. West, along the right of way, a distance of 75.00 feet; thence North 81 deg. 55 min. 42 sec. West, a distance of 126.00 feet; thence North 12 deg. 37 min. 28 sec. East, a distance of 75.00 feet; thence South 81 deg. 55 min. 42 sec. East, a distance of 126.00 feet to the POINT OF BEGINNING; said described tract containing 0.22 Acres, more or less.

More Commonly Known As: 787 S. Sharpe Ave., Booneville, AR 72927-4607.

On August 22, 2022, Charles Barnett and Danielle Barnett executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Countrywide Home Loans, Inc. Primelending, a plainscapital company, which was recorded on August 23, 2022, in Record Book 2022 at Page 5752 in the real estate records of Logan County, Arkansas and is now held by PrimeLending, A PlainsCapital Company.

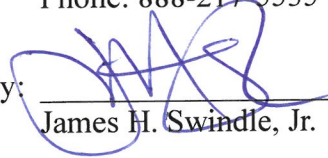
The default for which foreclosure is made is due to failure of payment per the terms of the note and security instrument and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and as such has directed Mickel Law Firm, P.A., as its Attorney-

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: Cenlar FSB, 425 Phillips Boulevard, Ewing, NJ 08618, (877) 909-9416.

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: February 21, 2024

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

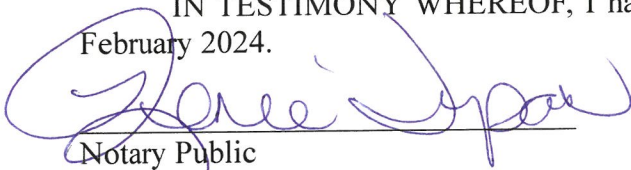
By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 21st day of February, 2024, 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 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 21st day of February 2024.


Notary Public

