

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University
Ste. 764
Little Rock, AR 72207

Grantor: James K. Elmore and Breanna F. Elmore

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 Monday, June 2, 2025, 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:

Part of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section 10, Township 5 North, Range 30 West, Sebastian County, Arkansas, being more particularly described as follows: Commencing at an existing iron pin being the Southwest corner of said NE/4 of the SE/4; thence South 88 deg. 58 min. 38 sec. East, 825.00 feet along the South line of said NE/4 of the SE/4; thence North 01 deg. 38 min. 52 sec. East, 543.05 feet to a set iron pin being the point of beginning; thence South 81 deg. 27 min. 52 sec. West, 175.00 feet to a set iron pin; thence North 01 deg. 38 min. 52 sec. East; 140.00 feet to a set iron pin on the Southerly right of way line of Echo Road; thence 175.01 feet along said right of way line also being the arc of curve to the left to a set iron pin, said curve having a chord bearing North 81 deg. 27 min. 52 sec. East, 175.00 feet and a radius of 3885.75 feet; thence South 01 deg. 38 min. 52 sec. West, 140.00 feet to the point of beginning, being subject to public road rights of way and any easements of record.

All the above described property is subject to all recorded instruments, restrictions, covenants, reservations, easements, rights-of-way, and mineral leases, and subject to any governmental regulations, and less and except all coal, oil, gas, minerals and mineral rights.

More Commonly Known As: 4915 Echo Rd., Huntington, AR 72940.

On May 5, 2014, James K. Elmore and Breanna F. Elmore executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Primary Residential Mortgage, INC., which was recorded on May 7, 2014, as Instrument No. 2014G-02834 in the real estate records of Sebastian County, Arkansas and is now held by Nationstar Mortgage LLC.

James K. Elmore and Breanna F. Elmore
Case: 109129-1

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 Water 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 28, 2025

Mickel Law Firm, P.A.

1501 North University

Ste. 764

Little Rock, AR 72207

Phone: 888-217-5535

By: _____

James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)

) ss. _____

COUNTY OF PULASKI)

On this 28th day of March, 2025, before me, Crystal Kile, 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 28th day of March, 2025.

Crystal Kile
Notary Public

James K. Elmore and Breanna F. Elmore
Case: 109129-1

