

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

Grantor: Laura L. Baker

Grantee: Wilmington Savings Fund Society, FSB, not in its
individual capacity but solely as Trustee of the
LLACG Community Investment Fund

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, July 8, 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 Randolph County Courthouse, 107 W. Broadway, Pocahontas, 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:

Lot 4 in Block 7 of Bowlin Addition to the City of Pocahontas, Arkansas, also the North 100.0 feet of the West 8.00 feet of Lot 5 in Block 7 of Bowlin Addition to the City of Pocahontas, Arkansas.

More Commonly Known As: 1709 Sunset Boulevard, Pocahontas, AR 72455.

On November 8, 2010, Laura L. Baker executed a security instrument in favor of MetLife Home Loans, a Division of MetLife Bank, N.A., which was recorded on November 15, 2010, in Record Book E-15 at Page 568 in the real estate records of Randolph County, Arkansas and is now held by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of the LLACG Community Investment Fund.

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: Anders Capital Group
16815 Von Karman Suite #160, Irvine, CA 92606, 562-618-5926.

This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance;

Laura L. Baker
Case: 108639-1

