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 Attorneyin-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 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: May 13, 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 13th day of May, 2024, before me, May, 2024, before me, May, 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 13th day of May,

2024.

Notary Public



Laura L. Baker Case: 108639-1