

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 Wednesday, October 14, 2026, at or about 09:00 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 Miller County Courthouse, 412 Laurel St., Texarkana, 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:
All that certain lot, tract or parcel of land lying and situated in the NW 1/4 of the NW 1/4 of Section 29, Township 15 South, Range 27 West, Miller County, Arkansas, being all of that certain tract of land described as Tract 1, with 9.863 acres and Tract 2, with 10.27 acres in the deed from Jackie G. Jamison, et ux, to Bill Duffer, recorded August 27, 2007 in the Deed Books of Miller County, Arkansas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch steel rod set for a corner capped ARK MG 1537, lying in right-of-way of US Highway 82, the North line of the said Section 29, and the South line of Section 20, Township 15 South, Range 27 West, Miller County, Arkansas, the Northwest corner of the said 10.27 acre tract, the Northeast corner of that certain tract of land described as 4.0000 acres in the deed from Federal National Mortgage Association to Brandy Nix, et ux, recorded September 5, 2007 in the Deed Books of Miller County, Arkansas, said corner bears North 01 degrees 51 minutes 39 seconds East (basis of bearings) a distance of 5271.03 feet and South 87 degrees 59 minutes 49 seconds East a distance of 330.66 feet from a 2-1/2 inch steel pipe found for the Southwest corner of the said Section 29;
THENCE South 87 degrees 59 minutes 49 seconds East a distance of 327.86 feet along the Highway, the North line of the said Section 29, the North line of the said 10.27 acre tract, and the South line of the said Section 20 to a 1/2 inch steel rod set for a corner capped ARK MG 1537, the Northeast corner of the said 10.27 acre tract;
THENCE South 01 degrees 58 minutes 35 seconds West a distance of 37.69 feet along the East line of the said 10.27 acre tract to a 1/2 inch steel rod set for a corner capped ARK MG 1537, lying in the South right-of-way line of the said Highway, the Northwest corner of the said 9.863 acre tract;
THENCE South 87 degrees 31 minutes 21 seconds East a distance of 329.17 feet along the South right-of-way line of the said Highway and the North line of the said 9.863 acre tract to a 3/4 inch by 1-1/2 inch steel square pipe found for a corner, the Northeast corner of the said 9.863 acre tract, the Northwest corner of that certain tract of land described as 9.861 acres in the deed from Jimmie Wayne Nix, et al, to N. E. Wright, et ux, recorded July 17, 1987 in the Deed Books of Miller County, Arkansas;
THENCE South 01 degrees 58 minutes 35 seconds West a distance of 1303.83 feet along the East line of the said 9.863 acre tract, the West line of the said 9.861 acre tract, generally and partially along a fence to a 3/4 inch by 1-1/2 inch steel square pipe found for a corner, lying in the North line of that certain tract of land described as 40.63 acres in the deed from William Chesley Vanderbilt, et al, to Shawn Lynn Russell, recorded April 12, 2004, in the Deed Books of Miller County, Arkansas, the Southeast corner of the said 9.863 acre tract, the Southwest corner of the said 9.861 acre tract;
THENCE North 87 degrees 16 minutes 03 seconds West a distance of 659.75 feet along the South line of the said 9.863 acre tract, the South line of the said 10.27 acre tract, the North line of the said 40.63 acre tract, and generally along a fence to a 2 inch steel pipe found for a corner, the Southwest corner of the said 10.27 acre tract, the Southeast corner of that certain tract of land described as 1.4946 acres in the deed from Richmond L. Capen, et ux, to Gary Nix, recorded May 15, 2003 in the Deed Books of Miller County, Arkansas;
THENCE North 02 degrees 05 minutes 28 seconds East a distance of 1335.85 feet along the West line of the said 10.27 acre tract, the East line of the said 1.4946 acre tract the East line of that certain tract of land described as 2 acres in the deed from Gary Nix, et ux, to Tuesday Brumley, recorded February 16, 2005 in the Deed Books of Miller County, Arkansas, the East line of that certain tract of land described as Tract I, in the deed from Julia Nix to Gary Nix, dated June 15, 1998, recorded June 15, 1998 in the Deed Books of Miller County, Arkansas, the East line of the said 4.0000 acre tract, generally and partially along a fence to the point of beginning and containing 19.958 acres of land, more or less;
SAVE AND EXCEPT the North 800 feet of the West 30 feet of the East 30 acres of the NW 1/4 NW 1/4 of Section 29, Township 15 South, Range 27 West, Miller County, Arkansas, containing 0.55 acre of land, more or less.
More Commonly Known As: 8898 Highway 82, Texarkana, AR 71854.
On April 13, 2021, Benjamin Marshall Redfearn, executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Goldwater Bank, N.A. its successors and assigns, which was recorded on May 3, 2021, as Instrument No. 2021R003507 in the real estate records of Miller County, Arkansas and is now held by Goldwater Bank, N.A..
The default for which foreclosure is made is due to the 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 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: West-Star Mortgage Corporation, P.O. Box 25400, Albuquerque, NM 87125-0400.
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 to 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: July 23, 2026
Mickel Law Firm, P.A.
1501 North University
Ste. 764
Little Rock, AR 72207
Phone: 888-217-5535
PUBLICATION DATES:
09/20/2026; 09/27/2026; 10/04/2026; 10/11/2026
By: James H. Swindle, Jr.
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