

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

**Grantor: Doss, Aubrey Dawn and Munoz, Jesse**

**Grantee: Chickasaw Community Bank**

**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, January 6, 2023, at or about 11:00 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 Benton County Courthouse, 102 Northeast A Street, Bentonville, 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:

The S 1/2 of Lot 6, all of Lot 8, and the N 1/2 of Lot 10, all in Block 13, to the original Town of Sulphur Springs, Benton County, Arkansas, as shown in Plat Record "B" at Page 96.

More Commonly Known As: 413 S. Black Avenue, Sulphur Springs, AR 72768.

On September 7, 2021, Aubrey Dawn Doss and Jesse Munoz executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Grand Savings Bank, which was recorded on September 13, 2021, as Instrument No. L202168652 in the real estate records of Benton County, Arkansas and is now held by Chickasaw Community Bank.

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 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: Dovenmuehle Mortgage Inc., One Corporate Drive, Suite 360, Lake Zurich, IL 60047-8924, Phone (800) 669-0340.

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

