

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

Grantor: Symonds, Carla S.

Grantee: Planet Home Lending, LLC

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 17, 2023, 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 Crawford County Courthouse, 317 Main Street, Van Buren, 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 NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 31 WEST, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE NORTH 330.00 FEET, THENCE SOUTH 88 DEGREES 58 MINUTES 55 SECONDS WEST, 838.90 FEET TO A SET REBAR AND THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 58 MINUTES 55 SECONDS WEST, 50.00 FEET TO A SET REBAR, THENCE NORTH 03 DEGREES 55 MINUTES 43 SECONDS EAST, 180.72 FEET TO A SET P/K NAIL ON THE SOUTH RIGHT OF WAY LINE OF TAFT STREET, THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 81 DEGREES 01 MINUTES 46 SECONDS EAST, 49.98 FEET TO AN EXISTING IRON PIN, THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 03 DEGREES 55 MINUTES 08 SECONDS WEST, 172.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.20 OF AN ACRE AND SUBJECT TO EASEMENTS OF RECORD, ACCORDING TO SURVEY BY SATTERFIELD LAND SURVEYORS P.A., JOB NO. 26,635 DATED SEPTEMBER 7, 2000 AND FILED FOR RECORD ON OCTOBER 18, 2000 AS SURVEY 2000-390.

More Commonly Known As: 2112 Taft Street, Van Buren, AR 72956.

On January 8, 2021, Carla S Symonds executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS"), as mortgagee, solely as nominee for Citizens Bank & Trust Company, which was recorded on January 12, 2021, as Instrument No. 2021000429 in the real

Symonds, Carla S.
Case: 107970-1

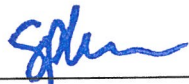
estate records of Crawford County, Arkansas and is now held by Planet Home Lending, LLC.

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: Planet Home Lending, LLC, 321 Research Parkway, Suite 303, Meriden, CT 06450.

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: May 1, 2023

Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207
Phone: 888-217-5535

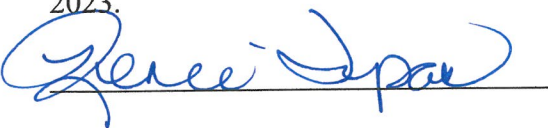
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 1st day of May, 2023, before me, Renee Tyson, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named Stephen P. Lowman, 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 1st day of May, 2023.



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