

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

Grantor: Stewart, Samuel L. and Stewart, Rebeca D.

Grantee: Planet Home Lending, LLC

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 Wednesday, July 19, 2023, 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 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:

APPROXIMATELY 0.93 ACRES OF THE SW1/4 NW1/4 AND APPROXIMATELY 0.49 ACRES OF THE NW1/4 NW1/4, ALL IN SECTION 12, T-10-N, R-32-W, IN CRAWFORD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING, FOR SAMUEL & REBECA STEWART, ON 9-8-2021, JOB# 21-803): COMMENCING AT A FOUND IRON PIN FOR THE SW CORNER OF SAID NW1/4 NW1/4, THENCE ALONG THE SOUTH LINE THEREOF SOUTH 86 DEG. 28 MIN. 23 SEC. EAST 219.85 FEET TO A POINT IN AN EXISTING FENCE LINE, THENCE ALONG THE FENCE SOUTH 06 DEG. 51 MIN. 42 SEC. EAST 0.65 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MILL POND ROAD FOR THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG THE FENCE, THROUGH THE FOLLOWING COURSES: SOUTH 06 DEG. 51 MIN. 42 SEC. EAST 132.00 FEET TO A FENCE CORNER POST, NORTH 83 DEG. 50 MIN. 20 SEC. EAST 136.94 FEET TO A SET IRON PIN, NORTH 83 DEG. 18 MIN. 37 SEC. EAST 62.67 FEET TO A FENCE CORNER POST, NORTH 80 DEG. 04 MIN. 55 SEC. EAST 105.30 FEET TO A SET IRON PIN, NORTH 79 DEG. 17 MIN. 37 SEC. EAST 69.68 FEET TO A SET IRON PIN, NORTH 76 DEG. 48 MIN. 08 SEC. EAST 101.37 FEET TO A FENCE CORNER POST, AND NORTH 09 DEG. 26 MIN. 58 SEC. WEST 133.86 FEET FOUND IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF MILL POND ROAD, THENCE LEAVING THE FENCE, ALONG SAID R/W LINE SOUTH 74 DEG. 22 MIN. 58 SEC. WEST 9.90 FEET TO A POINT, THENCE CONTINUING ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 332.45 FEET, A RADIUS OF 1937.13 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEG. 17 MIN. 57 SEC. WEST 332.04 FEET TO A POINT, AND SOUTH 84 DEG. 12 MIN 57 SEC. WEST 127.92 FEET TO THE POINT OF BEGINNING, CONTAINING 1.42 ACRES, MORE OR LESS, SUBJECT, TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

More Commonly Known As: 528 Mill Pond Rd., Cedarville, AR 72932.

On September 30, 2021, Samuel L. Stewart and Rebeca D. Stewart executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Citizens Bank & Trust Company, Van Buren, AR., which was recorded on September 30, 2021, as Instrument No. 2021010933 in the real estate records of Crawford County, Arkansas and is now held by Planet Home Lending, LLC.

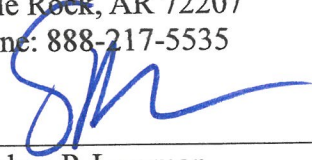
The default for which foreclosure is made is due to failure of payment per the terms of the note and security instrument and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and as such has directed Mickel Law Firm, P.A., as its Attorney-in-Fact 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: March 27, 2023

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

By: 

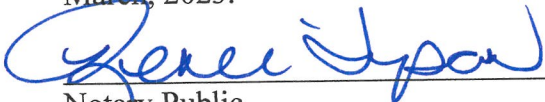
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 27th day of March, 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 27th day of March, 2023.



Notary Public

