

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

Grantor: Brown, Justin and Brown, Kayla

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 Friday, June 23, 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 Cleburne County Courthouse, 301 West Main St., Heber Springs, 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:

A part of the West Half of the Northeast Quarter (W1/2 NE1/4) of Section Thirty-three (33), Township Ten (10) North, Range Nine (9) West, Cleburne County, Arkansas, described as beginning at the NE corner of the SW1/4 of the NE1/4 of Section 33, then South 02 degrees 41 minutes 01 second East along the East line of the SW1/4 NE1/4 a distance of 88.68 feet, then South 41 degrees 13 minutes 47 seconds West 126.85 feet, then North 60 degrees 43 minutes 50 seconds West 203.39 feet, then North 12 degrees 30 minutes 10 seconds West 341.37 feet, then North 78 degrees 22 minutes 10 seconds East 241.22 feet, then South 15 degrees 12 minutes 44 seconds East 292.27 feet, then South 49 degrees 17 minutes 13 seconds East 23.51 feet to the point of beginning, containing 2.42 acres, more or less.

More Commonly Known As: 64 Sun Valley Rd., Heber Springs, AR 72543.

On October 9, 2019, Justin Brown and Kayla Brown executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. MERS solely as a nominee for Community Mortgage Corporation, which was recorded on October 11, 2019, as Instrument No. 201906075 in the real estate records of Cleburne 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,

Brown, Justin and Brown, Kayla
Case: 107788-1

