

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

Grantor: Lacie M. Wall and Sean Wall

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 Tuesday, October 31, 2023, at or about 11:30 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 Washington County Courthouse, 280 N. College Avenue, Fayetteville, 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 West Half of the West Half of the Northeast Quarter of Section 27, Township 14 North, Range 30 West, Washington County, Arkansas being more particularly described as follows: Beginning at an existing rebar marking the Southwest Corner of the Northwest Quarter of the Northeast Quarter, thence along the West line of said Forty, North 03 deg. 52 min. 46 sec. East, 1197.96 feet to an existing rebar marking the Northwest corner of the Northwest Quarter of the Northeast Quarter, thence along the North line of said Forty, South 86 deg. 26 min. 02 sec. East, 653.54 feet to a set rebar with cap marking the Northeast corner of the West Half of the Northwest Quartet of the Northeast Quarter, thence along the East line of said West Half of the West Half of the Northeast Quarter, South 03 deg. 48 min. 16 sec. West, 1966.93 feet to a set rebar with cap, thence leaving the East line of the West Half of the Southwest Quarter of the Northeast Quarter, North 86 deg. 00 min. 50 sec. West, 557.11 feet to a set nail on the centerline of an existing gravel road, thence along said centerline the following bearings and distances: North 32 deg. 55 min. 34 sec. West, 125.95 feet to a set nail, North 51 deg. 53 min. 41 sec. West, 30.09 feet to a set nail on the West line of the Southwest Quarter of the Northeast Quarter, thence leaving said centerline and along the West line of said Forty, North 03 deg. 59 min. 52 sec. East, 646.59 feet to the Point of Beginning, containing 29.40 acres, more or less and subject to any Easements of Record.

ALSO subject to and having rights to 30.00 foot Road and Public Utility Easement #1 in part of the West Half of the West Half of the Northeast Quarter of Section 27, Township 14 North, Range 30 West, Washington County, Arkansas being 15.00 feet each side of a centerline and being more particularly described as follows: Commencing at an existing rebar marking the Southwest corner of the Northwest Quarter of the Northeast Quarter, thence along the West line of the Southwest Quarter of the Northeast Quarter, South 03 deg. 59 min. 52 sec. West, 649.59 feet to a set nail on the centerline of an existing gravel road and the Point of Beginning, thence along said centerline the following bearings and distances: South 51 deg. 53 min. 41 sec. East, 30.09 feet to a set nail, South 32 deg. 55 min. 34 sec. East, 390.20 feet, South 34 deg. 17 min. 56 sec. East, 394.48 feet to the centerline of Carpenter Road and the Point of Termination.

ALSO having rights to 30.00 foot Road and Public Utility Easement #2 in part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 14 North, Range 30 West, Washington County, Arkansas being 15.00 feet each side of a centerline and being more particularly described as follows: Commencing at an existing rebar marking the Southwest corner of the Northwest Quarter of the Northeast Quarter, thence along the West line of the Southwest Quarter of the Northeast Quarter, South 03 deg. 59 min. 52 sec. West, 649.59 feet to a set nail on the centerline of an existing gravel road, thence along said centerline the following bearings and distances: South 51 deg. 53 min. 41 sec. East, 30.09 feet to a set nail, South 32 deg. 55 min. 34 sec. East, 125.95 feet, thence leaving said centerline, South 86 deg. 00 min. 50 sec. East, 308.84 feet to the centerline of an existing gravel drive and the Point of Beginning, thence along said centerline the following bearings and distances: South 26 deg. 17 min. 29 sec. West, 236.14 feet, around a curve to the left having a radius of 77.69 feet, and subtended by a chord bearing and distance of South 06 deg. 40 min. 33 sec. West, 52.16 feet, South 12 deg. 56 min. 23 sec. East, 24.29 feet to the centerline of an existing gravel road and the Point of Termination.

More Commonly Known As: 16528 Carpenter Rd., Winslow, AR 72959.

On October 1, 2021, Lacie M Wall & Sean Wall executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc., as nominee for United Fidelity Funding Corp, which was recorded on October 7, 2021, as Instrument No. 2021-00038632 in the real estate records of

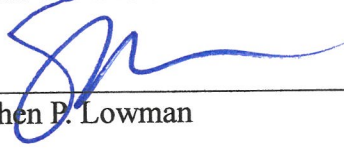
Washington County, Arkansas and is now held by Planet Home Lending, LLC.

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: July 12, 2023

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

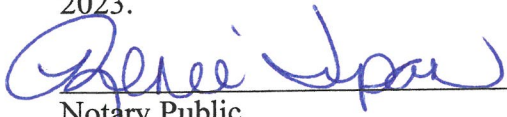
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 12th day of July, 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 12th day of July, 2023.


Notary Public

