

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**

**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 Monday, September 25, 2023, at or about 2:00 PM, 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 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,

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

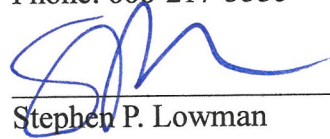
P.A., as its Attorney-in-Fact or Trustee, to sell the property to satisfy said indebtedness. The party initiating this foreclosure can be contacted at or in care of its servicer: Planet Home Lending, LLC, 321 Research Parkway, Suite 303, Meriden, CT 06450.

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: June 8, 2023

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

By: \_\_\_\_\_

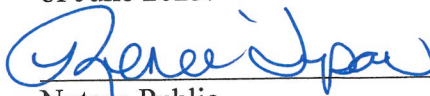
  
Stephen P. Lowman

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF PULASKI )

On this 8th day of June, 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 8th day of June 2023.

  
\_\_\_\_\_  
Notary Public

