

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University
Ste. 764
Little Rock, AR 72207

Grantor: Marcus Swan and Stormie Swan

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, March 10, 2025, at or about 2:30 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 Craighead County Courthouse, 511 S. Main St., Jonesboro, 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:

Lot 15 in Block "E" of Brookhaven Addition to the City of Jonesboro, Arkansas, as shown by plat recorded in Deed Record 123 Page 93, subject to Bill of Assurance recorded in Deed Record 144 Page 574, and to easements as shown on recorded plat. Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record.

More Commonly Known As: 1305 Rosemond Ave., Jonesboro, AR 72401.

On October 26, 2017, Marcus Swan and Stormie Swan executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Everett Financial, Inc. d/b/a Supreme Lending, which was recorded on October 27, 2017, as Instrument No. 2017R-020160 in the real estate records of Craighead 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 Pkwy, Ste. 303, Meriden, CT 06450, Phone 866-882-8187.

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

Marcus Swan and Stormie Swan
Case: 107685-2

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: October 23, 2024

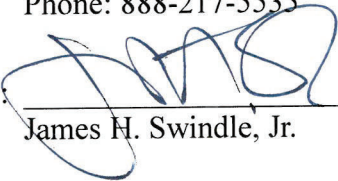
Mickel Law Firm, P.A.

1501 North University

Ste. 764

Little Rock, AR 72207

Phone: 888-217-5535

By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 23rd day of October, 2024, before me, Crystal Kile, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named James H. Swindle, Jr., 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 23rd day of October 2024.

Crystal Kile
Notary Public

