

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

**Grantor: Jordan Brock**  
**Grantee: Renasant Bank**

**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 Thursday, May 29, 2025, at or about 1:00 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 Independence County Courthouse, 192 E. Main St., Batesville, 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 NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 6 WEST, INDEPENDENCE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 27; THEN RUN NORTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF SAID NW1/4 SE1/4, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MAIN STREET; THEN RUN SOUTH, ALONG SAID R/W LINE, A DISTANCE OF 46.53 FEET TO THE TRUE POINT OF BEGINNING; THEN RUN NORTH 89 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 128.19 FEET; THEN RUN SOUTH 00 DEGREES 22 MINUTES 21 SECONDS WEST, ALONG A FENCE LINE, A DISTANCE OF 209.13 FEET; THEN RUN SOUTH 84 DEGREES 32 MINUTES 48 SECONDS WEST, ALONG THE CENTER OF A DRIVE, A DISTANCE OF 127.40 FEET TO A POINT ON THE EAST R/W LINE OF SAID MAIN STREET; THEN RUN NORTH, ALONG SAID R/W LINE, A DISTANCE OF 220.47 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.63 ACRE, MORE OR LESS, AND SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.

More Commonly Known As: 533 Main St., Pleasant Plains, AR 72568.

On July 8, 2022, Jordan Brock executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Renasant Bank, which was recorded on July 8, 2022, in Record Book DT 2022 at Page 11525 as Instrument No. L202204172 in the real estate records of Independence County, Arkansas and is now held by Renasant Bank.

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: Cenlar FSB, 425 Phillips Blvd., Ewing, NJ 08618, Phone (877) 909-9416.

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 12, 2025

**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 12th day of March, 2025, 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 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 12th day of March 2025.

Renee Tyson  
Notary Public

