

Kristie Womble-Hughes - Circuit Clerk  
Garland, AR  
eFiled for Record  
03/23/2023 10:33AM

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-001320

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL  
YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION  
IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY  
WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST  
YOU  
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL  
BE USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on May 26, 2023 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH THE TIME OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Garland County, Arkansas more particularly described as follows:

PART OF THE E 1/2 OF THE NW 1/4, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 18 WEST, GARLAND COUNTY, ARKANSAS, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 NW 1/4 BEING A FOUND IRON PIPE; THENCE S87 DEGREES 28'40" E 318.45'; THENCE N01 DEGREES 15'01" E 679.38' TO A SET 1/2" REBAR W/CAP AND THE POINT OF BEGINNING; THENCE N59 DEGREES 16'08" W 272.49' TO A SET 1/2" REBAR W/CAP; THENCE N00 DEGREES 40'14" E 455.32' TO A SET 1/2" REBAR W/CAP; THENCE N24 DEGREES 32'16"W 146.07' TO THE CENTER OF AN EXISTING ROAD; THENCE ALONG THE CENTER OF SAID EXISTING ROAD THE FOLLOWING COURSES AND DISTANCES: N60 DEGREES 46'16"E 36.12' N73 DEGREES 39'16"E 63.77', AND N83 DEGREES 27'50"E 215.43'; THENCE LEAVING THE CENTER OF SAID EXISTING ROAD S01 DEGREES 14'58"W 787.71' TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A 40' WIDE EASEMENT DESCRIPTION:

PART OF THE NW 1/4 AND PART OF THE NE 1/4 SW 1/4, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 18 WEST, GARLAND COUNTY, ARKANSAS, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 NW 1/4 BEING A FOUND IRON PIPE; THENCE N87 DEGREES 28'47"W 187.88'; THENCE S02 DEGREES 26'49"E 97.19' TO A SET 1/2" REBAR W/CAP; THENCE S65 DEGREES 51'29"W 329.16' TO A SET 1/2" REBAR W/CAP; THENCE S01 DEGREES 01'33"W 44.56' TO A SET 1/2" REBAR W/CAP ON THE NORTH SIDE OF HIGHWAY #5; THENCE ALONG THE NORTH SIDE OF HIGHWAY #5 N79 DEGREES 40'58"E 784.30' TO THE CENTER OF A 40' WIDE EASEMENT AND THE EASEMENT POINT OF BEGINNING; THENCE LEAVING THE NORTH SIDE OF HIGHWAY #5 ALONG THE CENTER OF 40' EASEMENT THE FOLLOWING COURSES AND DISTANCES; N04 DEGREES 10'16"W 110.40', N05 DEGREES 57'29"W 113.18', N25 DEGREES 25'00"W 53.00', N37 DEGREES 22'30"W 61.19', N45 DEGREES 26'09"W 69.24', N63 DEGREES 33'23"W 54.20', N75 DEGREES 37'21"W 125.23', N51 DEGREES 44'20"W 109.17', N73 DEGREES 27'31"W 69.85', S88 DEGREES 56'29"W 109.35', S87 DEGREES 19'42"W 87.67' N62 DEGREES 39'13"W 57.73', N25 DEGREES 12'01"W 46.04', N12 DEGREES 14'27"W 93.37', N29 DEGREES 13'56"W 33.75', N39 DEGREES 23'28"W 76.01', N33 DEGREES 44'24"W 100.16', N22 DEGREES 50'33"W 115.68', N19 DEGREES 52'50"W 50.33', N10 DEGREES 43'06"W 108.59', N19 DEGREES 41'29"W 54.85', N37 DEGREES 30'37"W 57.28', N52 DEGREES 20'29"W 87.59', N40 DEGREES 02'19"W 55.21', N15 DEGREES 53'19"E 40.83', N56 DEGREES 32'49"E 41.44', N76 DEGREES 45'51"E 49.35', N88 DEGREES 50'04"E 92.97', N77 DEGREES 07'48"E 66.54', N45 DEGREES 55'59"E 55.74', N30 DEGREES 19'04"E 79.50', N52 DEGREES 24'16"E 50.96', N74 DEGREES 44'38"E 115.61', S88 DEGREES 42'36"E 82.72', S58 DEGREES 48'43"E 109.71', S74 DEGREES 44'38"E 83.34', N70 DEGREES 08'54"E 63.72', N60 DEGREES 46'16"E 100.06', N73 DEGREES 39'41"E 63.77', N83 DEGREES 27'50"E 260.82', N63 DEGREES 26'53"E 111.34', N35 DEGREES 24'23"E 70.04', N70 DEGREES 33'21"E 58.24', N39 DEGREES 26'25"W 146.04', N43 DEGREES 57'05"W 128.74', N31 DEGREES 12'14"W 98.73', N18 DEGREES 33'08"W 132.12', N29 DEGREES 05'29"W 93.43', N47 DEGREES 59'24"W 87.22', N58 DEGREES 05'37"W 57.51', N65 DEGREES 20'15"W 80.25', N57 DEGREES 28'20"W 88.09', N39 DEGREES 40'58"W 67.20', N32 DEGREES 27'28"W 52.58', N21 DEGREES 50'36"W 49.93', AND N20 DEGREES 05'13"E 78.64 TO THE END OF EASEMENT

Street Address: 340 Elk Meadows Dr. Hot Springs National. AR 71901

WHEREAS on January 17, 2020 Charles David Madar, an unmarried man and Candi Graves, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services said Mortgage was recorded on January 23, 2020 in Book 4123 Page 0889 in the real property records of Garland County, Arkansas. Said Mortgage was subsequently assigned to Southwest Stage Funding, LLC dba Cascade Financial Services by virtue an assignment dated March 08, 2023 and recorded on March 16, 2023 in Book 4536,


Page 0198 in the real property records of Garland County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Southwest Stage Funding, LLC dba Cascade Financial Services at Telephone No. (877) 408-4791 and 2701 E. Ryan Rd, Chandler, AZ 85286.

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due, and each subsequent payment to date are now due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness. This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back liens 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.

**\*\*THIS SPACE INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 23 day of March, 2023. Cascade Financial Services. by its attorney-in-fact,  
Albertelli Law



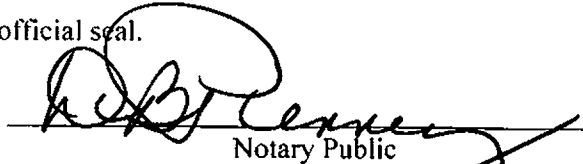
Albertelli Law  
Gabrielle Davis, Esq., AR Bar No. 2022261  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-001320

ACKNOWLEDGEMENT

STATE OF TEXAS                   §  
COUNTY OF DALLAS           §

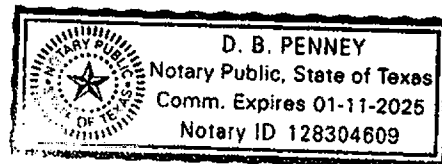
On this 23 day of March, 2023, before me, the undersigned officer,  
personally appeared Gabrielle Davis, known to me to be the person who subscribed to the within  
instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

My Commission Expires:

1/11/25



Trans: 350535

Total Fees: \$185.00

Garland County, AR

I certify this instrument was Electronically filed  
on 03/23/2023 10:33AM

in DEED Book 4538 Pages 0285 - 0289

Kristie Womble-Hughes - Circuit Clerk