

RB 2023-2791**VAN BUREN CO. AR FEE \$20.00****PRESENTED & RECORDED****05/09/2023 16:05:07****DEBBIE GRAY
CIRCUIT CLERK****BY: LORI JONES
DEPUTY CLERK**

INSTRUMENT PREPARED BY:
McCarthy & Holthus, LLP
One Union Plaza
124 West Capitol, Ste. 865
Little Rock, Arkansas 72201

Direct Mail and Contact to:
1255 West 15th Street, Suite 1060
Plano, TX 75075
214-291-3800

Trustee Sale No.: AR-23-97114-NJ

NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION

McCarthy & Holthus, LLP MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

On 2/14/2020, DANIEL W SILVA AND STACI A SILVA, HUSBAND AND WIFE executed a Security Instrument encumbering certain property therein described in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS which was recorded on 2/20/2020, in Book N/A, Page N/A, or Document Number RB 2020-0661, in the real property records of Van Buren County, Arkansas.

A default has occurred due to the failure to make timely payments of the indebtedness as required under the terms of the Security Instrument. The maturity of the indebtedness secured by the Security Instrument is hereby accelerated, and the Mortgagee or Trustee intends to sell the property pursuant to the Security Instrument to satisfy the indebtedness.

The Mortgagee or Beneficiary has complied with the conditions to exercise the power of sale as set forth in Ark. Code Ann. § 18-50-103. The party initiating this action is Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX, 75019, 214-756-2432. The Mortgagee or Beneficiary has instructed McCarthy & Holthus, LLP to sell the property pursuant to the default provisions of the Security Instrument.

McCarthy & Holthus, LLP, as Attorney-in-Fact or as Trustee, will on 7/17/2023, at or about 11:00 AM, sell the real property described herein to the highest bidder for cash. The sale will be held at the Main Entrance of the Van Buren County Courthouse, 273 Main Street, Clinton, AR 72031. The property is being sold "as is" with no representation as to its condition. THE PURCHASER OF SAID PROPERTY SHALL PAY THE PRICE BID WITH CERTIFIED FUNDS THE DAY OF SALE AND ASSUME RESPONSIBILITY FOR ALL TRANSFER TAXES AND RECORDING FEES.

The following property to be sold is located in Van Buren County, Arkansas, and being more particularly described as:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (PT. NW1/4NW1/4), SECTION THIRTY-FOUR (34), TOWNSHIP ELEVEN (11) NORTH, RANGE FIFTEEN (15) WEST, VAN BUREN COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE SW CORNER OF SAID NW1/4 NW1/4; THENCE S 89 DEGREES 55' 00" E 308.67 FEET ALONG THE SOUTH LINE OF SAID NW1/4 NW1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINES 89 DEGREES 55' 00" E 492.33 FEET (DEEDED 510.0 FEET) TO THE CENTERLINE OF STATE HIGHWAY #95; THENCE ALONG SAID CENTERLINE TO A POINT N 58 DEGREES 30' 00" E 22.40 FEET, THENCE TO A POINT N 53 DEGREES 00' 00" E 156.0 FEET, THENCE TO A POINT N 44 DEGREES 00' 00" E 119.67 FEET; THENCE TO A POINT N 38 DEGREES 22' 56" E 196.67 FEET (DEEDED N 39 DEGREES 30' E 198.0 FEET) TO THE POINT WHERE THE CENTERLINE OF SAID

Trustee Sale No.: AR-23-97114-NJ

HIGHWAY #95 INTERSECTS WITH THE CENTERLINE OF CROWELL MOUNTAIN ROAD; THENCE LEAVING SAID CENTERLINE OF HIGHWAY ALONG THE CENTERLINE OF CROWELL MOUNTAIN ROAD TO A POINT N 37 DEGREES 22' 57" W 142.82 FEET; THENCE TO A POINT N 43 DEGREES 03' 16" W 90.98 FEET; THENCE TO A POINT N 50 DEGREES 38' 59" W 76.20 FEET; THENCE LEAVING SAID CENTERLINE S 47 DEGREES 51' 04" W 854.48 FEET (DEEDED SOUTHWEST 850.0 FEET) TO THE POINT OF BEGINNING, CONTAINING 5.21 ACRES, MORE OR LESS.

STREET ADDRESS: 125 CROWELL MOUNTAIN RD, CLINTON, AR 72031

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

WITNESS my hand this 9th day of May, 2023.

McCarthy & Holthus, LLP

[Signature]

☒ Kimberly Glover, Attorney Reg. No. 2018115

☐ Cole Patton, Attorney Reg. No. 2018206

McCarthy & Holthus, LLP

One Union Plaza

124 West Capitol, Ste. 865

Little Rock, Arkansas 72201

(214) 291-3800; Fax (214) 291-3801

Direct Mail to:

1255 West 15th Street, Suite 1060

Plano, TX 75075

(214) 291-3800

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this the 9th day of May, 2023, before me, the undersigned officer, a Notary Public in and for the County and State aforementioned, on this day personally appeared Kimberly Glover, of McCarthy & Holthus, LLP, known to me to be the person whose name is subscribed in the foregoing and acknowledged that (s)he executed the same for the purpose and consideration therein expressed and contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 9th day of May, 2023.

[Signature]
Notary Public

Sharyee Joshua

Printed Name of Notary Public

My Commission Expires Dec. 22, 2032

