

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207

Grantor: Wafford, Nina

Grantee: Nationstar Mortgage LLC

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 Friday, April 28, 2023, at or about 11:00 AM, 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 Benton County Courthouse, 102 Northeast A Street, Bentonville, 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:

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 27 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 02 DEGREES 38 MINUTES 33 SECONDS EAST, 771.73 FEET TO AN EXISTING REBAR. THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 204.63 FEET TO AN EXISTING REBAR. THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, 151.38 FEET TO A SET REBAR WITH CAP AND THE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 233.00 FEET TO A SET REBAR WITH CAP. THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS EAST, 371.34 FEET TO A SET REBAR WITH CAP. THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 208.77 FEET TO A SET REBAR WITH CAP ON THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER. THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 34 MINUTES 07 SECONDS WEST, 401.63 FEET TO AN EXISTING REBAR. THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, 458.38 FEET TO AN EXISTING REBAR. THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY EASEMENTS OF RECORD. KNOWN AS TRACT 1 ON SURVEY FILED AS PLAT RECORD 2006-825, RECORDS OF BENTON COUNTY, ARKANSAS.

ALSO A 30.00 FOOT ROAD AND UTILITY EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT THENCE NORTH 89 DEGREES 36 MINUTES 49 SECONDS EAST 458.38 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, 53.96 FEET TO THE CENTERLINE OF A 30.00 FOOT ROAD AND UTILITY EASEMENT. THENCE ALONG SAID CENTERLINE, SOUTH 05 DEGREES 25 MINUTES 39 SECONDS EAST, 30.12 FEET. THENCE LEAVING SAID CENTERLINE, SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 56.71 FEET. THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING.

ALSO A 30.00 FOOT ROAD AND UTILITY EASEMENT BEING 15.00 FEET EACH SIDE OF A CENTER LINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT. THENCE NORTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, 458.38 FEET. THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS EAST, 30.00 FEET. THENCE NORTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, 56.71 FEET TO THE POINT OF BEGINNING. THENCE NORTH 05 DEGREES 25 MINUTES 39 SECONDS WEST, 61.61 FEET, NORTH 03 DEGREES 29 MINUTES 50 SECONDS WEST 92.19 FEET, NORTH 09 DEGREES 09 MINUTES 52 SECONDS WEST, 39.79 FEET, NORTH 18 DEGREES 03 MINUTES 22 SECONDS WEST, 62.23 FEET. NORTH 10 DEGREES 57 MINUTES 16 SECONDS WEST, 38.07 FEET. NORTH 10 DEGREES 55 MINUTES 44 SECONDS EAST, 48.30 FEET. NORTH 33 DEGREES 43 MINUTES 54 SECONDS EAST, 33.58, NORTH 51 DEGREES 22 MINUTES 09 SECONDS EAST, 46.36 FEET TO THE CENTERLINE OF BOWLING PLACE AND THE POINT OF TERMINATION.

ALSO INCLUDED IN THE ABOVE DESCRIBED TRACT IS A 2005 SOUTHERN ENERGY HOMES MODEL SP8022 MANUFACTURED HOME WITH SERIAL NUMBERS OF NTA1630095/NTA 1 AND₂ DSETX08869AB/SP8022.

More Commonly Known As: 11373 Hardeman Lane, Rogers, AR 72756.

On January 6, 2017, Nina Wafford executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for DAS Acquisition Company, LLC., which was recorded on January 6, 2017, in Record Book 2017 at Page 3637 in the real estate records of Benton County, Arkansas and is now held by Nationstar Mortgage LLC.

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: Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019, Phone (888) 480-2432.

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.

