

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

Grantor: Jenkins, Jason Lee and Sharon Jenkins

Grantee: SIWELL Inc. DBA Capital Mortgage Services of
Texas

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, March 23, 2023, at or about 9:00 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 Clay County Courthouse, 800 W. 2nd Street, Corning, 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 Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Nineteen (19) Township Twenty-one (21) North, Range Five (5) East, more particularly described as follows: Commencing at the Southwest corner of the SW1/4 of the SW1/4 aforesaid; thence South 89 degrees East 661 feet to the Point of Beginning; thence North 25 feet; thence continue North 363 feet; thence South 89 degrees East 600 feet; thence South 363 feet; thence continue South 25 feet to the South right-of-way line of the said SW1/4 of the SW1/4 of Section 19; thence North 89 degrees West along the South right-of-way line of said SW1/4 of the SW1/4 of Section 19, 600 feet to the Point of Beginning, SAVE AND EXCEPT therefrom the following described tract of land, to-wit: Part of the SW1/4 of the SW1/4 of Section 19, Township 21 North, Range 5 East, Clay County, Arkansas, more particularly described as follows: Commencing at the Southwest corner of said Section 19; thence South 88 degrees 25 minutes 35 seconds East along the South line thereof, 661.00 feet to the Point of Beginning; thence North 0 degrees 18 minutes 40 seconds East 30.45 feet to the existing North right-of-way line of County Road No. 142; thence continue North 0 degrees 18 minutes 40 seconds East 10.00 feet; thence South 88 degrees 29 minutes 51 seconds East 71.83 feet; thence South 89 degrees 17 minutes 16 seconds East 161.87 feet; thence North 88 degrees 00 minutes 44 seconds East 106.14 feet; thence South 89 degrees 08 minutes 20 seconds East 103.82 feet; thence South 77 degrees 44 minutes 36 seconds East 26.99 feet; thence South 88 degrees 25 minutes 08 seconds East 130.03 feet; thence South 0 degrees 18 minutes 40 seconds West 10.00 feet to the existing North right-of-way line of County Road No. 142; thence continue South to the South right-of-way line of said SW1/4 of the SW1/4 of Section 19; thence West along the South right-of-way line of said SW1/4 of the SW1/4 of Section 19 to the Point of Beginning.

More Commonly Known As: 57 County Rd. 142, Corning, AR 72422.

On July 2, 2021, Jason Lee Jenkins and Sharon Jenkins 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 July 12, 2021, in Record Book 109 at Page 1204 in the real estate records of Clay County, Arkansas and is now held by SIWELL Inc. DBA Capital Mortgage Services of Texas.

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: Capital Mortgage Services of Texas, 4212 50th Street, Lubbock, TX 79413, Phone (806) 796-7231.

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.

