

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

Grantor: Michael B. Rush and Lisa D. Rush

Grantee: LNV Corporation

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 Tuesday, June 18, 2024, at or about 10:00 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 Washington County Courthouse, 280 N. College Avenue, Fayetteville, 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 NE 1/4 of the NW 1/4 of Section 18, Township 15 North, Range 31 West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point 1095 feet West and 163 feet South of the NE Corner of the said NE 1/4 of the NW 1/4; thence East 214 feet; thence South 348.5 feet; thence West 209 feet; thence North 198.5 feet; thence West 5 feet; thence North 150 feet to the point of beginning and containing 1.69 acres, more or less.

More Commonly Known As: 823 N. Mock, Prairie Grove, AR 72753.

On August 20, 1997, Michael B. Rush and Lisa D. Rush executed a security instrument in favor of Arkansas National Bank, which was recorded on October 1, 1997, as Instrument No. 97067244 in the real estate records of Washington County, Arkansas and is now held by LNV Corporation.

The default for which foreclosure is made is due to loan maturation 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: Dovenmuehle Mortgage Inc., One Corporate Drive, Suite 360, Lake Zurich, IL 60047-8924, Phone (800) 669-0340.

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

Michael B. Rush and Lisa D. Rush
Case: 108657-1

