

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

Grantor: Eileen V. McVay

Grantee: LLACG Community Investment Fund

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 Wednesday, June 26, 2024, at or about 12:30 PM, 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 Hot Spring County Courthouse, 210 Locust Street, Malvern, 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 NE 1/4 NW 1/4 and a fractional part of the NW 1/4 NW 1/4 all in Section 9, Township 5 South, Range 17 West, Hot Spring County, Arkansas, being more particularly described as follows: Commencing at the NE corner of said NE 1/4 NW 1/4; thence South approximately 120 feet to the Westerly R/W of Highway #67; thence Southwesterly along said R/W 490 feet to the South side of County Road; thence Northwesterly along South side of said County Road 792 feet to the point of beginning for this description; thence Southerly 308 feet; thence North 85 deg. West 283 feet; thence North 20 deg. 17 min. East 322.5 feet to the South side of County Road; thence Southeasterly along south side of said road 237 feet to the point of beginning.

More Commonly Known As: 287 Ford Drive, Malvern, AR 72104.

On April 4, 2012, Eileen V. McVay executed a security instrument in favor of MetLife Home Loans, a Division of MetLife Bank, N.A., which was recorded on April 24, 2012, in Record Book 402 at Page 855 in the real estate records of Hot Spring County, Arkansas and is now held by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of the LLACG Community Investment Fund.

The default for which foreclosure is made is due to the death of the borrower 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

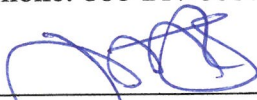
Eileen V. McVay
Case: 108645-1

in care of its servicer: Anders Capital Group
16815 Von Karman Suite #160, Irvine, CA 92606,562-618-5926.

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.

Dated: April 17, 2024

Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207
Phone: 888-217-5535

By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 17th day of April, 2024, before me, Cecilia Synco, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named James H. Swindle, Jr., an attorney of Mickel Law Firm, P.A., a corporation, was duly authorized in his respective capacity to execute the foregoing instrument(s) for and in the name and behalf of said corporation, business trust, estate, partnership, limited liability company, association, joint venture or other legal entity, and further stated and acknowledged that he/she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 17th day of April, 2024.


Notary Public

