

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

**Grantor:** David W. Alred

**Grantee:** SWBC Mortgage 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 Friday, May 3, 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 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 SE1/4 of the NE1/4 of Section Twenty-two (22), Township Five (5) South, Range Twenty-one (21) West, Hot Spring County, Arkansas, being described as follows: Commencing at the Southeast corner of the SE1/4 of NE1/4 of Section 22, Township 5 South, Range 21 West, thence West along East and West center section line 330 feet to Point of Beginning; thence continuing West along said line 110 feet; thence North parallel with North-South center section line 165 feet; thence East parallel with East-West center section line 110 feet thence South 165 feet to Point of Beginning. Also described as Lots 18 and 19 of R. Reid Allnutt survey, unrecorded. It being specifically understood and agreed that a permanent easement 15 feet in width off of the North end of Lots 18 and 19 is hereby retained, for a road or street, said road or street to be 30 feet in width, and this easement is to run with the land for the use and benefit of adjacent owners.

ALSO

A part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 22, Township 5 South, Range 21 West, Hot Spring County, Arkansas, and described as follows: Beginning at the Southeast (SE) corner of said forty (40) acre tract; thence West 275 feet to the Point of Beginning; thence 165 feet North; thence 55 feet West; thence 165 feet South; thence 55 feet East to the Point of Beginning. Also known as Lot 17 of R. Reid Allnutt survey, which is unrecorded.

It being specifically understood and agreed that a permanent easement 15 feet in width off the North end of Lot 17 is hereby retained for a road or street and this easement is to run with the land for the use and benefit of adjacent owners.

More Commonly Known As: 149 Lee Dixon Dr., Bismarck, AR 71929.

On February 25, 2022, David W. Alred executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for SWBC Mortgage Corporation, which was recorded on March 1, 2022, in Record Book 504 at Page 34 as Instrument No. 2022-005655 in the real estate records of Hot Spring County, Arkansas and is now held by SWBC Mortgage

David W. Alred  
Case: 108610-1

