

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University
Ste. 764
Little Rock, AR 72207

Grantor: Stephen F. Beineman and Tonya D. Beineman
Grantee: U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCA
ACQUISITION TRUST

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, January 7, 2025, at or about 1:30 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 Sebastian County Courthouse, 301 East Center Street, Greenwood, 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:

The East Half of the Southeast Quarter of the Southwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 24, Township 6 North, Range 29 West, Greenwood District, Sebastian County, Arkansas, more particularly described as follows: Commencing at an existing stone marking the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 23 minutes 08 seconds East, 642.37 feet to the point of beginning; thence North 01 degrees 01 minutes 37 seconds East, 1568.01 feet; thence North 40 degrees 02 minutes 11 seconds West, 606.68 feet to the centerline of Arkansas Highway 10; thence South 81 degrees 27 minutes 06 seconds East, 1085.47 feet along said centerline to the East line of said Northeast Quarter of the Southwest Quarter; thence South 01 degrees 12 minutes 35 seconds West, 1864.11 feet along said East line to the South line of said Southeast Quarter of the Southwest Quarter; thence along said South line, South 89 degrees 23 minutes 08 seconds West, 671.94 feet to the point of beginning. Subject to public road rights-of-way and any easements of record. Less and except minerals and mineral rights.

ALSO, an easement for gas transmission line and the roadway presently in existence across the following property: The Northwest Quarter of the Northwest Quarter of Section 25, Township 6 North, Range 29 West, and the West Half of the Southwest Quarter of Section 24, Township 6 North, Range 29 West.

More Commonly Known As: 12839 Highway 10 East, Greenwood, AR 72936.

On August 30, 2004, Stephen F. Beineman and Tonya D. Beineman executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Wachovia Mortgage Corporation, which was recorded on September 1, 2004, as Instrument No. 7143042 in the real estate records of Sebastian County, Arkansas and is now held by U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR

Stephen F. Beineman and Tonya D. Beineman
Case: 108904-2

