

Doc Num 2024000128

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Filed & Recorded in the Official Records of
SHARON BLOUNT BAKER, CIRCUIT CLERK

By: 

TRUSTEE'S 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 FOR COLLECTION MAY BE BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN that on March 11, 2024, at or about 2:30 p.m., the following real property will be sold at the Crawford County Courthouse in Van Buren, Arkansas, to the highest bidder for cash:

LOT 82, OLIVER SPRINGS HEIGHTS I, AN ADDITION TO THE CITY OF VAN BUREN,
CRAWFORD COUNTY, ARKANSAS.

Commonly known as: 1917 Durango Dr., Van Buren, AR 72956

On December 22, 2012, Majana A. Williams, Trustee of The Williams Family Trust Under A Declaration Of Revocable Trust Dated The 27th Day Of August, 2007, executed a Fixed Rate Deed Of Trust in favor of Mortgage Electronic Registration Systems, Inc., nominee for New Day Financial, LLC which was filed April 18, 2013, as Instrument No. 2013003601, in the office of the Ex-Officio Recorder for Crawford County, Arkansas.

Majana A. Williams, Trustee of The Williams Family Trust Under A Declaration Of Revocable Trust Dated The 27th Day Of August, 2007, has defaulted under the terms of the Fixed Rate Note and the Fixed Rate Deed of Trust as the borrower has died and the subject real property is not the principal residence of at least one surviving borrower. The loan has been accelerated under the terms of the Fixed Rate Note and Fixed Rate Deed of Trust. The loan is now in default. Tenants of the property may claim an interest in the real property herein.

The sale will extinguish all interests in any part of the real property, including existing lienholders, previous owners of the property, or tenants. The terms of the sale are certified funds to be paid the day of the sale and all transfer taxes will be the responsibility of the purchaser. The sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any government agency, state or federal; any prior liens or encumbrances as well as any priority created by fixture filing; and to any matter that an accurate survey of the premises might disclose. The party initiating this action is Wilmington Trust, National Association, as Certificate Trustee and Delaware Trustee for RMH 2023-1 Trust, c/o BSI Financial Services, 11350 McCormick Road, EP II, Suite 903, Hunt Valley, MD 21031 31, (866) 581-4495.



This instrument prepared by:
Robert S. Coleman, Jr.
1501 North University, Suite 970
Little Rock, AR 72207
(501) 904-1116

Robert S. Coleman, Jr.
Attorney at Law
Substituted Trustee for Wilmington Trust, National
Association, as Certificate Trustee and Delaware
Trustee for RMH 2023-1 Trust

1-2-24

Date

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) ss
COUNTY OF PULASKI)

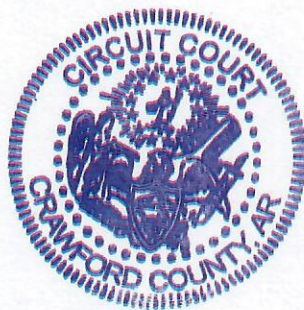
On this 2nd day of January 2024, before me, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Robert S. Coleman, Jr., to me personally well-known or satisfactorily proven to be the person whose name appears in the foregoing instrument and whose name is subscribed as Substituted Trustee for Wilmington Trust, National Association, as Certificate Trustee and Delaware Trustee for RMH 2023-1 Trust. He further stated and acknowledged that he had signed, executed, and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth and that he expected the same as the act of his principal for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 2nd day of January 2024.

My commission expires:
09/15/2024


NOTARY PUBLIC





CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF CRAWFORD
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num 2024000128
01/04/2024 3:47:27 PM
SHARON BLOUNT BAKER
CRAWFORD County Circuit Clerk & Recorder
By: *Sharon Blount Baker*