

NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION.

On April 23, 2018, James Michael Araguz and Kathy Ann Araguz executed a security instrument conveying certain property therein described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Arkansas Financial, Inc., its successors and assigns; which was recorded May 3, 2018, Document No. 2018R0715 in the real estate records of Desha County, Arkansas.

A default has occurred due to the failure to make timely payments as required under the terms of the Note and indebtedness. Because of the failure to fully cure the default, the indebtedness was accelerated and is now wholly due. The mortgagee or beneficiary has requested the property be sold to satisfy said indebtedness, together with all fees and costs associated with these proceedings continuing to accrue, pursuant to the terms and conditions of the promissory note and security instrument. The mortgagee or beneficiary has complied with the conditions to exercise the power of sale as set for in ACA §18-50-103. The party initiating this action is Rocket Mortgage, LLC, 8950 Cypress Waters Blvd. , Coppell, TX 75019 , (877) 450-8638

On October 27, 2026, at or about 12:00 PM at the Desha County Courthouse, Arkansas City, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

A parcel of land situated in the Northeast Quarter (NE1/4) of Section Twenty-Nine (29), Township Twelve (12) South, Range Three (3) West, more particularly described as follows: Commence at the Northwest corner of the NE1/4 of the SE1/4 of Section Twenty-Nine (29), Township Twelve (12) South, Range Three (3) West; thence run South 89 degrees 17 minutes East 210.61 feet to the Point of Beginning of this description; thence continue South 89 degrees 17 minutes East a distance of 264.0 feet; thence North 0 degrees 42 minutes East 330 feet; thence North 89 degrees 17 minutes West 264.0 feet; thence South 0 degrees 42 minutes West 330 feet to the Point of Beginning, containing 2 acres, more or less, and being a part of that parcel of land designated as Unit 24 on a plat of survey dated August 25, 1942, and recorded in Plat Book 1 at page 115 of the Records of Desha County, Arkansas. LESS AND EXCEPT, a parcel of land situated in the Northeast Quarter (NE1/4) of Section Twenty-Nine (29), Township Twelve (12) South, Range Three (3) West, more particularly described as follows: Commence at the Northwest corner of the NE1/4 of the SE1/4 said Section 29; thence South 89 degrees 17 minutes East a distance of 358.61 feet to a point, the Point of Beginning; thence North 0 degrees 42 minutes East a distance of 187 feet; thence South 89 degrees 17 minutes East a distance of 116 feet; thence South 0 degrees 42 minutes West a distance of 187 feet; thence North 89 degrees 17 minutes West a distance of 116 feet to the Point of Beginning.

More commonly known as: 2802 Holly Street, Mc Gehee, AR 71654

The Purchaser of said property shall pay the price bid with certified funds paid at the conclusion of the sale and shall assume all transfer taxes and recording fees. If the sale is rescinded for any reason, the purchaser shall be entitled to any funds paid and shall have no further recourse.

The property is sold "as is" and 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 governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

The right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above. In the event of inclement weather, the right is reserved to postpone the sale to a date to be specified via mailed notices.

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