

NOTICE OF DEFAULT AND INTENTION TO SELL

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

On February 14, 2014, Jason Darrell Gore and Jessica Lynn Gore executed a security instrument conveying certain property therein described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for IBERIABANK Mortgage Company, its successors and assigns; which was recorded February 14, 2014, in Book No. 853, at Page 12 in the real estate records of St. Francis 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 Lakeview Loan Servicing, LLC, 8950 Cypress Waters Blvd. , Coppell, TX 75019 , (877) 450-8638

On October 15, 2026, at or about 1:00 PM at the St. Francis County Courthouse, Forrest City, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

A parcel of property located in the N 1/2, Section 20, T4N-R2E, St. Francis County, Arkansas and being more particularly described as follows: Commencing at the Northeast Corner of Section 20, thence South 1585.0 feet along the East line thereof and the centerline of Arkansas Highway 261 to a point; thence West 40 feet to a point on the West right of way line of said Highway 261, and the point of beginning; thence from the point of beginning. South 317.0 feet along the West right of way line of said Highway 261 to a point; thence N84 degrees 22'43"W 61.9 feet point; thence N60°44'20"W 167.6 feet to a point; thence N50 degrees 29'24"W 71.8 feet to a point; thence N32 degrees 37'19"W 38.8 feet to a point; thence N30 degrees 16'50"W 34.7 feet to a point; thence N23 degrees 08'13"W 36.15 feet to a point; thence N6 degrees 42'16"W 23.7 feet to a point; thence N11°07'59"E 103.4 feet to a point; thence S82 degrees 49'28"E 301.0 feet to the point of beginning, containing 1.9 acres, more or less AND ALSO a 30 feet wide ingress-Egress Easement, the centerline of which is more particularly described as follows: Commencing at the Southeast Corner of the above described property, thence South 15 feet to a point in the centerline of an existing drive and the point of beginning; thence from the point of beginning, N84°22'43"W 68.3 feet along the centerline of said drive to a point; thence N60°44'20"W 171.5 feet along the centerline of said drive to a point; thence N50°29'24"W 75.4 feet along the centerline of said drive to a point, and end of said easement.

More commonly known as: 1618 Highway 261 South, Palestine, AR 72372

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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