

NOTICE OF DEFAULT AND IN-

TENTION TO SELL

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

On December 22, 2022, Shundreka Nicole Watson executed a security instrument conveying certain property therein described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for DAS Acquisition Company, LLC, its successors and assigns; which was recorded December 22, 2022, Document No. 2022R004665 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 forth in ACA §18-50-103. The party initiating this action is Freedom Mortgage Corporation, Attention: Payment Processing 11988 EXIT 5 PKWY BLDG 4, Fishers, IN 46037-7939, (855) 690-5900.

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:

The land referred to in this Commitment is described as follows: Part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 21, Township Five (5) North, Range Three (3) East, Forrest City, St. Francis County, Arkansas, more particularly described as follows; Beginning at the Northeast corner of Lot 51 of Washington Heights Addition No. 5 to the City of Forrest City, Arkansas thence North 2°24' East, 75 feet; thence North 84°2' West 137.3 feet to the East right of way line of Calvert Road Extended; thence South 1°33' West, 105 feet along East right of way line of Calvert Road Extended to the Northwest corner of Lot 51 of Washington Heights No. 5 to the City of Forrest City, thence North 85°24' East 136.8 feet along the North line of said Lot 51 to the point of beginning.

More commonly known as: 412 Calvert Road, Forrest City, AR 72335

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.

Foundation Legal Group, LLP
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