

NOTICE OF DEFAULT AND INTENTION TO SELL

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

On July 5, 2012, Billy R Green executed a security instrument conveying certain property therein described to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Embrace Home Loans, Inc., its successors and assigns; which was recorded July 31, 2012, in Book No. M308, at Page 00468 which was subsequently modified by Susan Green, recorded April 25, 2022, Document No. 2022-001527, May 22, 2020, Document No. 2020-001434 in the real estate records of Ouachita 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. , Coppel, TX 75019 , (877) 450-8638

On October 19, 2026, at or about 11:00 AM at the Ouachita County Courthouse, Camden, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OUACHITA, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS: A PORTION OF PLOT H & G OF THE W. H. FEARING ESTATE PARTITION AND SUBDIVISION OF LANDS IN SECTION 3, TOWNSHIP 14 SOUTH, RANGE 17 WEST, ACCORDING TO PLAT OF RECORD IN DEED RECORD BOOK 85 AT PAGES 32 AND 33 OF THE RECORDS OF OUACHITA COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT NE CORNER OF SAID PLOT "H" AND RUN WESTERLY ALONG NORTHERLY LINE OF SAID PLOT "H" AND THE SOUTH LINE OF JENKINS STREET A DISTANCE OF 147.50 FEET TO THE POINT OF BEGINNING FOR LANDS HEREIN CONVEYED, THENCE CONTINUE WESTERLY ALONG NORTHERLY LINE OF PLOT "H" AND THE SOUTH LINE OF JENKINS STREET A DISTANCE OF 73.75 FEET TO THE NW CORNER OF PROPERTY IN QUESTION; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF PLOT "G" A DISTANCE OF 200 FEET, THENCE EASTERLY PARALLEL WITH NORTHERLY LINE OF PLOT "H" A DISTANCE OF 73.75 FEET; THENCE NORTHERLY PARALLEL WITH WESTERLY LINE OF PLOT "G" AND "H" A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. PARCEL ID: 901-00098-000R

More commonly known as: 519 Jenkins Street, Camden, AR 71701

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
fka
WILSON & ASSOCIATES,
P.L.L.C.
400 West Capitol Ave.
Suite 1400
Little Rock, AR 72201
(866) 501-9462
Email: questions@thefoundationlegalgroup.com
615825f