

NOTICE OF DEFAULT AND INTENTION TO SELL

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

On December 11, 2019, Billy J Barnett and Cobie Stanfield executed a security instrument conveying certain property therein described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Financial Services, LLC, its successors and assigns; which was recorded December 12, 2019, in Book No. DT 325, at Page 36 in the real estate records of Bradley 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 PennyMac Loan Services, LLC, 3043 Townsgate Road Suite 200, Westlake Village, CA 91361, (866) 549-3583.

On November 5, 2026, at or about 1:00 PM at the Bradley County Courthouse, Warren, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

Commencing at the Southeast Corner of the North Half of the Southeast Quarter of the Northeast Quarter of Section 19, Township 12 South, Range 9 West, and run North 3.16 chains, thence West 6.32 chains, thence South 3.16 chains, thence East 6.32 chains to point of beginning, containing 2 acres, more or less; and Commencing at a point 3.16 chains North of the Southeast Corner of North Half of the Southeast Quarter of the Northeast Quarter of Section 19, Township 12 South, Range 9 West, and run North 10 feet, thence West 6.32 chains, thence South 10 feet, thence East 6.32 chains to point of beginning. SUBJECT, HOWEVER, to Easement from Noah Jeffers and Doris Jeffers, his wife, to the Arkansas State Highway Commission dated July 27, 1965, filed for record March 3, 1966, in Deed Record Book CX at Page 191 of the records of Bradley County, Arkansas. FURTHER SUBJECT, however, to all rights-of-way and easements apparent and of record, and all prior leases, reservations, exceptions and conveyances of the oil, gas, coal, lignite and other minerals in, upon and under said lands.

More commonly known as: 570 US Highway 63 North, Warren, AR 71671

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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