

NOTICE OF DEFAULT AND INTENTION TO SELL

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

On February 17, 2005, Steven R Womack, Jr and Claudia Womack executed a security instrument conveying certain property therein described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for ANB Financial N.A., its successors and assigns; which was recorded February 28, 2005, in Book No. 2005, at Page 50917 ; with subsequent modification recorded on August 13, 2012, in Book No. 2012, at Page 147238, December 11, 2014, in Book No. 2014, at Page 200065, July 27, 2026, Document No. L202643030 in the real estate records of Benton 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 November 10, 2026, at or about 9:00 AM at the Benton County Courthouse, Bentonville, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

A Part of the SW 1/4 of the NE 1/4 of Section 29, Township 20 North, Range 28 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows: Commencing at a found iron pin at the SW Corner of the SW 1/4 of the NE 1/4 of Said Section 29, thence South 86 degrees 17 minutes 30 seconds East 1086.97 feet to a found Corps of Engineers Brass Cap No. 506-4, thence North 28 degrees 11 minutes 26 seconds East 182.21 feet to a found Corps of Engineers Brass Cap Number 506-3, said brass cap being the True Point of Beginning, thence North 01 degree 18 minutes 09 seconds East 165.04 feet to a found Corps of Engineers Brass Cap No. 506-2, thence North 86 degrees 17 minutes 30 seconds West 352.38 feet to a found iron pin, thence North 49 degrees 20 minutes 00 seconds West 181.51 feet to a found iron pin; thence North 36 degrees 24 Minutes 20 seconds West 144.89 feet to a found iron pin, thence North 44 degrees 54 minutes 33 seconds West 139.80 feet to a found iron pin on the centerline of a 30 foot wide access easement, thence leaving said centerline South 23 degrees 27 minutes 26 seconds East 95.96 feet to a found iron pin, thence South 40 degrees 26 minutes 05 seconds East 297.88 feet to a found iron pin, thence South 43 degrees 03 minutes 27 seconds East 93.02 feet to a found iron pin, thence South 60 degrees 01 minute 18 seconds East 57.49 feet to a found iron pin, thence North 81 degrees 34 minutes 56 seconds East 70.67 feet to a found iron pin, thence South 50 degrees 57 minutes 26 seconds East 231.32 feet to a found iron pin, thence North 71 degrees 53 minutes 46 seconds East 80.05 feet to the True Point of Beginning.

Also: An access easement for ingress and egress described as follows: part of the SW 1/4 of the NE 1/4 of Section 29, Township 20 North, Range 28 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows: Commencing at the said SW corner of the SW 1/4 of the NE 1/4 of said Section 29, thence North 01 degree 39 minutes 02 seconds East 691.13 feet, thence South 88 degrees 20 minutes 58 seconds East 580.81 feet to the centerline of an existing 30 foot wide access easement said point being the True point of Beginning, thence along said centerline, South 32 degrees 46 minutes 19 seconds East 134.47 feet, thence along said centerline, South 38 degrees 53 minutes 45 seconds East 127.35 feet, thence along Said centerline, South 47 degrees 19 minutes 36 seconds East 114.98 feet, thence along said centerline South 49 degrees 56 minutes 52 seconds East 92.81 feet, thence along said centerline South 82 degrees 13 minutes 56 seconds East 107.32 feet, thence along said centerline South 09 degrees 18 minutes 41 seconds at 45.21 feet. Also, access for ingress and egress as shown in Benton County, Arkansas documents deed record 1992-19047 and plat record "22" at page 289 and deed record 1993-70054 and plat record "19" at page 162 and deed record 1995-62923.

More commonly known as: 11190 Lakeside Drive, Rogers, AR 72756

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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