

NOTICE OF DEFAULT AND INTENTION TO SELL

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

On September 27, 2018, Christie L Conlon and Brandon Conlon executed a security instrument conveying certain property therein described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Acopia, LLC, its successors and assigns; which was recorded October 1, 2018, Document No. L201802360 with subsequent modification recorded on October 16, 2019, Document No. L201902689 in the real estate records of Madison 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 November 9, 2026, at or about 12:00 PM at the Madison County Courthouse, Huntsville, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

Survey Description: A part of N 1/2 of the NW 1/4 of Section 20, T17N, R26W, 5th Principal Meridian, Madison County, Arkansas, and being more particularly described as follows: Commencing at the Northwest corner of sold Section 20, a State of Arkansas Survey Monument; thence along the North line thereof, S 89 degrees 59 minutes 48 seconds E, 938.77 feet to a set 1/2 inch rebar pin, the point of beginning; thence continuing along said North line, S 89 degrees 59 minutes 48 seconds E, 612.42 feet to a set 1/2 inch rebar pin; thence leaving said North line, S 00 degrees 00 minutes 12 degrees W. 211.04 feet to a set 1/2 inch rebar pin; thence N 89 degrees 59 minutes 48 seconds W, 610.65 feet to a set 1/2 inch rebar pin in a fence line; thence along said fence line N 07 degrees 42 minutes 09 seconds W, 121.22 feet and N 09 degrees 03 minutes 24 seconds E, 92.05 feet to the point of beginning, containing 3.00 acres. Easement Description: A part of the NE 1/4 of the NW 1/4 of Section 20, T17N, R26W, 5th Principal Meridian, Madison County, Arkansas, and being more particularly described as follows: Commencing at the Northwest corner of sold Section 20, thence along the North line thereof, S 89 degrees 59 minutes 48 seconds E, 1551.19 feet; thence leaving said North line S 00 degrees DC minutes 12 seconds W, 5.00 feet to the point of beginning, said point being in a fence line, thence along said fence line, S 89 degrees 25 minutes 40 seconds E, 302.12 feet and S 88 degrees 46 minutes 03 seconds E, 265.54 feet; thence leaving said fence N 00 degrees 02 minutes 52 seconds E, 13.70 feet to the North line of said Section 20; thence along said North line S 89 degrees 59 minutes 48 seconds E, 50.00 feet; thence leaving said North line, S 00 degrees 22 minutes 35 seconds E, 64.79 feet; thence North 88 degrees 46 minutes 03 seconds W, 316.77 feet; thence N 89 degrees 25 minutes 40 seconds W 301.33 feet to the East line of the above described lot; thence along said East line. N 00 degrees 00 minutes 12 seconds E, 50.00 feet to the point of beginning, containing 0.726 acres.

More commonly known as: 179 Madison 8733, Huntsville, AR 72740

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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