

NOTICE OF DEFAULT AND INTENTION TO SELL

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

On November 30, 2018, James C Cottrell and Julie Cottrell executed a security instrument conveying certain property therein described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns; which was recorded December 13, 2018, in Book No. 2018, at Page 9377 in the real estate records of Carroll (Eastern - Berryville) 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 3, 2026, at or about 10:00 AM at the Carroll (Eastern - Berryville) County Courthouse, Berryville, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

LAND SITUATED IN THE COUNTY OF CARROLL IN THE STATE OF AR. A PART OF THE S 1/2 OF THE NE 1/4, S6, T19N, R23W, DESCRIBED AS COMMUNING AT THE SOUTHWEST CORNER OF SAID NE 1/2 OF SAID SEC.6, AND RUN EAST 1,539 FEET AND 2 INCHES; THENCE NORTH 1,016 FEET TO THE SOUTH SIDE OF U.S. HWY. #62 AS ORIGINALLY LOCATED FOR THE TRUE POINT OF BEGINNING; THENCE SOUTH 440 FEET; THENCE WEST 105 FEET; THENCE NORTH 220 FEET; THENCE EAST 90 FEET; THENCE NORTH 220 FEET TO THE SOUTH SIDE OF U. S. HWY. #62; THENCE EAST 15 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT NEVER THE LESS, TO A PUBLIC EASEMENT DEDICATED FOR A RIGHT OF WAY OF 15 FEET ALONG THE EAST SIDE THEREOF, EXTENDING 440 FEET SOUTH OF THE SOUTH SIDE OF U.S. HWY. #62. ALSO A PART OF THE S 1/2 OF THE NE 1/4, S6, T19N, R23W, DESCRIBED AS COMMUNING AT THE SOUTHWEST CORNER OF SAID NE 1/2 OF SAID SEC.6, AND RUN EAST 1,539 FEET AND 2 INCHES; THENCE NORTH 550 FEET FOR POINT OF BEGINNING; THENCE WEST 315 FEET; THENCE NORTH 246 FEET; THENCE EAST 210 FEET; THENCE SOUTH 220 FEET; THENCE EAST 105 FEET; THENCE SOUTH 26 FEET TO PLACE OF BEGINNING, ALL OF CARROLL COUNTY, ARKANSAS, SUBJECT TO AN LINE EASEMENT AND PASSAGEWAY AS REFLECTED IN DEED RECORDED BOOK 89, PAGE 349, AND MORTGAGE RECORD BOOK 53, PAGE 94. TAX ID NUMBER(S): 001-02043-000

More commonly known as: 66 County Road 712, Green Forest, AR 72638

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@thefoundationlegallgroup.com
619391f