

MORTGAGEE'S NOTICE OF DE-

FALUT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROP-
ERTY IF YOU DO NOT TAKE IMME-
DIATE ACTION. IF YOUR PROPERTY
IS SOLD, YOU WILL REMAIN LI-
ABLE FOR ANY DEFICIENCY AND
AN ACTION FOR COLLECTION MAY
BE BROUGHT AGAINST YOU

NOTICE IS HEREBY GIVEN that
on October 21, 2026, at or about
10:00 AM, the following real prop-
erty will be sold at the Hempstead
County Courthouse, Hope,
Arkansas, to the highest bidder for
cash:

A PART OF THE SOUTHWEST
QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 11, TOWN-
SHIP 12 SOUTH, RANGE 24 WEST,
HEMPSTEAD COUNTY, ARKANSAS,
AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCE AT A 3/8 INCH ROD
FOUND FOR THE SOUTHEAST
CORNER OF THE SAID SOUTH-
EAST QUARTER OF THE SOUTH-
WEST QUARTER OF SECTION 11,
TOWNSHIP 12 SOUTH, RANGE 24
WEST AND RUN THENCE NORTH 1
DEGREE 01 MINUTES 24 SEC-
ONDS WEST 181.79 FEET ALONG
THE EASTERLY LINE OF THE SAID
FORTY ACRE TRACT TO A RAIL-
ROAD SPIKE SET FOR THE POINT
OF BEGINNING, SAID POINT BEING
LOCATED IN THE CENTERLINE OF
A GRAVELED COUNTY ROAD,
LEAVING THE FORTY LINE RUN
THENCE NORTH 28 DEGREES 37
MINUTES 49. SECONDS WEST
68.05 FEET ALONG THE COUNTY
ROAD CENTERLINE TO A POINT,
RUN THENCE NORTH 34 DEGREES
06 MINUTES 46 SECONDS WEST
82.33 FEET ALONG THE COUNTY
ROAD CENTERLINE TO A POINT,
RUN THENCE NORTH 47 DEGREES
09 MINUTES 30 SECONDS WEST
114.34 FEET ALONG THE COUNTY
ROAD CENTERLINE TO A POINT,
RUN THENCE NORTH 59 DEGREES
54 MINUTES 55 SECONDS WEST
73.16 FEET ALONG THE COUNTY
ROAD CENTERLINE TO A POINT,
RUN THENCE NORTH 86 DEGREES
25 MINUTES 31 SECONDS WEST
111.57 FEET ALONG THE COUNTY
ROAD CENTERLINE TO A POINT,
RUN THENCE NORTH 89 DEGREES
26 MINUTES 24 SECONDS WEST
113.39 FEET ALONG THE COUNTY
ROAD CENTERLINE TO A RAIL-
ROAD SPIKE SET IN THE CENTER-
LINE OF STATE HIGHWAY NO. 174.
LEAVING THE COUNTY ROAD RUN
THENCE NORTH 39 DEGREES 36
MINUTES 29 SECONDS EAST
729.05 FEET ALONG THE CEN-
TERLINE OF STATE HIGHWAY NO.
174 TO A RAILROAD SPIKE
FOUND, SAID POINT ALSO BEING
LOCATED ON THE EASTERLY LINE
OF THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF
SECTION 11, LEAVING THE HIGH-
WAY RUN THENCE SOUTH 1 DE-
GREE 01 MINUTES 24 SECONDS
EAST 860.00 FEET ALONG THE
SAID EASTERLY LINE OF THE
SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER BACK TO
THE POINT OF BEGINNING, CON-
TAINING 3.772 ACRES, MORE OR
LESS.

SUBJECT TO EASEMENTS, RE-
STRICTIONS, AND COVENANTS OF
RECORD, IF ANY.

More commonly known as: 475

HIGHWAY 174 N, HOPE, AR 71801

On July 30, 2024, ROBERT
TRIPLETT executed a Mortgage
("Mortgage") in favor of BANK
OZK, Lender, which was recorded
on August 14, 2024, in Book
2024, Page 1644, in the Office of
the Clerk of the Circuit Court of
Hempstead County, Arkansas.
ROBERT TRIPLETT has defaulted
in the monthly payments owed to
the undersigned under the prom-
issory note which is secured by a
Mortgage and the indebtedness is
now wholly due. The loan is now
in default.

Tenants of the property may
claim an interest in the real prop-
erty herein.

The sale will extinguish all in-
terests in any part of the property,
including existing lienholders, pre-
vious owners of the property, or
tenants. The terms of the sale are
certified funds to be paid the day
of the sale, and all transfer taxes
will be the responsibility of the
purchaser. The sale is subject to
all matters shown on any applica-
ble recorded plat; any unpaid
taxes; any restrictive covenants,
easements, or setback lines that
may be applicable; any statutory
rights of redemption of any gov-
ernment agency, state or federal;
any prior liens or encumbrances
as well as any priority created by
fixture filing; and to any matter
that an accurate survey of the
premises might disclose. The sale
will be conducted subject (1) to
confirmation that the sale is not
prohibited under the U.S. Bank-
ruptcy Code (2) to final confirma-
tion and audit of the status of the
loan with the holder of the Secu-
rity Deed, and (3) purchaser's ten-
dering to Rubin Lublin, LLC,
anti-money laundering informa-
tion as required pursuant to the
FinCEN Real Estate Report Rule.
Failure to provide information,
could result in rescission of the
sale. The party initiating this ac-
tion is BANK OZK, c/o 18000
Cantrell Road, Little Rock, AR
72223.

Rubin Lublin, LLC

900 S Shackelford Rd, Suite

300

Little Rock, AR 72211

rlselaw.com/property-listing

Tel: (877) 813-0992

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A copy of this notice is being
published at www.Better-ChoiceNotices.com

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