

NOTICE OF DEFAULT AND INTENTION TO SELL

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

On May 24, 2013, Gregory D Hoss and Abigail Hoss executed a security instrument conveying certain property therein described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Primelending, A Plainscapital Company, its successors and assigns; which was recorded May 30, 2013, Document No. 2013R004432 in the real estate records of Miller 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 PNC Bank, National Association, 3232 Newmark Drive , Miamisburg, OH 45342 , (888) 224-4702

On November 17, 2026, at or about 10:00 AM at the Miller County Courthouse, Texarkana, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

All that certain tract or parcel of land being a part of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section Eleven (11), Township Seventeen (17) South, Range Twenty-seven (27) West, Miller County, Arkansas, and being more particularly described as by metes and bounds as follows: Commencing at a 2 inch iron pipe found in place at the Northeast corner of Section 11, Township 17 South, Range 27 West, Miller County, Arkansas: Thence: S 01 degrees 08 minutes 40 seconds W., 2013.80 feet with the East boundary line of said Section 11 to an existing fence line, N. 88 degrees 23 minutes 06 seconds W., 1.98 feet from a sucker rod found in place at an existing fence corner; Thence: N. 88 degrees 23 minutes 06 seconds W., passing at 680.19 feet a cross-tie fence corner and continuing 23.52 feet for a total distance of 703.71 feet to the centerline of existing road, the Point of Beginning of the herein described tract of land; Thence: S. 01 degrees 33 minutes 04 seconds W., 329.13 feet with the above mentioned centerline of existing road to a point N. 88 degrees 16 minutes 52 seconds W., 21.06 feet from a "T" post found in place; Thence: S. 01 degrees 13 minutes 31 seconds W., 329.23 feet with the above mentioned centerline of existing road to a point N. 88 degrees 27 minutes 19 seconds W., 18.94 feet from a "T" post found in place; Thence: N. 88 degrees 45 minutes 44 seconds W., 652.41 feet to a 1/2 inch reinf. steel set for corner; Thence: N. 01 degrees 51 minutes 19 seconds E., 332.52 feet to a bolt found in place; Thence: N. 01 degrees 10 minutes 52 seconds E., 334.46 feet to a 5/8 inch iron rod found in place; Thence: S. 88 degrees 00 minutes 14 seconds E., 650.94 feet to the Point of Beginning; basis of bearing is astronomic North as determined by solar observation. The above described property being surveyed by Richard V. Hall, Jr. contains 8.812 acres in the above mentioned SE 1/4 of the NE 1/4, 0.500 acres in the above mentioned SW 1/4 of the NE 1/4, 0.546 acres in the above mentioned NE 1/4 of the SE 1/4 and 0.033 acres in the above mentioned NW 1/4 of the SE 1/4 for a total of 9.891 acres of land, more or less; and subject to a 40 foot roadway described in correction dedication of Access Easement recorded in Volume Miscellaneous 53, Page 414 of the Miscellaneous Records of Miller County, Arkansas.

More commonly known as: 466 Miller County 488, Fouke, AR 71837

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@thefoundation-legalgroup.com
623191f