NOTICE OF DEFAULT AND INTENTION TO SELL

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

On August 30, 2023, Jared Golden and Brandie Golden executed a security instrument conveying certain property therein described to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for PennyMac Loan Services, LLC, its successors and assigns; which was recorded September 6, 2023, in Book No. 520, at Page 249 with subsequent modification recorded on April 6, 2026, in Book No. 298, at Page 187 in the real estate records of Hot Spring 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 PennyMac Loan Services, LLC, 3043 Townsgate Road Suite 200, Westlake Village, CA 91361 , (866) 549-3583

On December 8, 2026, at or about 9:00 AM at the Hot Spring County Courthouse, Malvern, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

The following described property: SITUATED IN THE COUNTY OF HOT SPRING AND STATE OF ARKANSAS: TRACT 1: BEGINNING AT A POINT WHICH IS 220 FEET WEST OF THE NE CORNER OF THE SE 1/4 SE 1/4 IN SECTION 5, TOWNSHIP 5 SOUTH AND RANGE 21 WEST AND RUN THENCE S 88°17'25" W 250 FEET; THENCE S03°05'30" E 608.38 FEET; THENCE S81°50'50" E 220 FEET; THENCE N0°03'43"W 646.15 FEET TO THE POINT OF BEGINNING. THIS PARCEL OF LAND HAS AN AREA OF 3.36 ACRES MORE OR LESS AND ALSO HAS ACCESS TO A 30 FEET EASEMENT DESCRIBED AS BEGINNING AT THE SW CORNER OF ABOVE AND RUN THENCE N81°50'50" W 268.67 FEET TO EXISTING ROAD. TRACT 2: COMMENCING AT A POINT OF WHICH IS 220 FEET WEST OF THE NE CORNER OF SE 1/4 SE 1/4 IN SECTION 5, TOWNSHIP 5 SOUTH AND RANGE 21 WEST AND RUN THENCE S88°17'25"W 250 FEET TO THE POINT OF BEGINNING; THENCE S88°17'25" W 250 FEET; THENCE S5°17'48"E 462.21 FEET; THENCE S14°17'59" W 104.95 FEET; THENCE S81°50'50"E 268.67 FEET; THENCE N3°05'30"W 608.38 FEET TO THE POINT OF BEGINNING 3.23 ACRES, MORE OR LESS. Assessor's Parcel No: 065-00062-011

More commonly known as: 222 Lariat Trail, Bismarck, AR 71929

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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