NOTICE OF DEFAULT AND INTENTION TO SELL

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

On April 22, 2025, Michael Boremans 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 April 30, 2025, Document No. 2025-01115in the real estate records of Marion 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 9, 2026, at or about 12:15 PM at the Marion County Courthouse, Yellville, Arkansas, the real property described below will be sold to the highest bidder for the terms described:

Tract 1 Part of the N1/2 NW1/4 of Section 36, Township 20 North, Range 17 West, of the Fifth Principal Meridian, Marion County, Arkansas, described as follows: commencing at the North 1/4 corner of said Section 36, a found iron pin; thence South 02°34'00" West 137.45 feet to the centerline of Marion County Road 8001; thence along said centerline the following calls; South 62°55'22" West 156.67 feet, South 69°29'34" West 493:59 feet, South 53°51'46" West 178.64 feet, South 32°54'03" West 179.87 feet to the POINT OF BEGINNING; thence leaving said centerline North 28°06'59" West 821.55 feet to a point on the North line of the NE1/4 NW1/4; thence North 85°59'30" West 89.15 feet to the NW corner of the NE1/4 NW1/4 of said Section 36; thence continue North 85°59'30" West 320.68 feet along the North line of the NW1/4 NW1/4 of said Section 36 to a point; thence leaving said North line South 02°57'20" West 759.87 feet to a point in the centerline of a road; thence along said centerline the following calls; South 39°59'47" East 49.50 feet, North 57°05'25" East 267.55 feet, North 42°44'35" East 133.65 feet, South 39°08'24" East 155.54 feet; thence leaving said centerline South 51°00'27" East 413.17 feet to a point in the centerline of Marion County Road 8001; thence along said centerline North 20°49'57" East 193.26 feet to the point of beginning, containing 10.25 acres more or less and subject to any right of way and utilities easements of record. Tract 2 Part of the N1/2 NW1/4 of Section 36, Township 20 North, Range 17 West, more particularly described as follows: From the southwest corner of the NW1/4 NW1/4 of said Section 36, go South 86 degrees 35 minutes 03 seconds East 667.13 feet to an existing iron pin, the point of beginning of tract being described, then continue South 86 degrees 35 minutes 03 seconds East 899.96 feet to a point in the centerline of the county road, then go along said centerline North 43 degrees 42 minutes 58 seconds East 73.58 feet, North 34 degrees 13 minutes 21 seconds East 201.26 feet, North 20 degrees 49 minutes 57 seconds East 211.15 feet, then leave said centerline and go North 50 degrees 59 minutes 16 seconds West 413.02 feet to a point in the centerline of a 50 foot road easement, then go along said centerline North 39 degrees 10 minutes 51 seconds West 155.59 feet, South 42 degrees 44 minutes 46 seconds West 133.65 feet, South 57 degrees 05 minutes 36 seconds West 267.55 feet, North 39 degrees 38 minutes 21 seconds West 135.48 feet to the end of said 50 foot road easement. Then go North 67 degrees 15 minutes 36 seconds West 303.33 feet to a 1/2 inch X 24 inch rebar marked by steel post, then go South 02 degrees 54 minutes 54 seconds West 722.92 feet to the point of beginning, containing 15.16 acres, more or less.

More commonly known as: 2516 Marion Country 8001, Yellville, AR 72687

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@thefoundationlegalgroup.com
629170f