

2026R-00071

POINSETT COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED
01/12/2026 10:38 AM
MISTY RUSSELL, CIRCUIT CLERK
BY: HELEN PRIDDY

NOTICE OF DEFAULT AND INTENTION TO SELL

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

On September 27, 2010, Audie Teague And Dorothy Teague executed a security instrument conveying certain property therein described to Audie Teague And Dorothy Teague as mortgagee, its successors and assigns, which was recorded October 4, 2010, in Book 2010 Page 8348 in the Real Estate records of Poinsett 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 AVROMDOV, LLC & ORA ET LABORA, LLC & NOVAEPCYS USA, LLC.

On March 13, 2026, at or about 10:30 am at the Poinsett County Courthouse, 401 Market Street, Harrisburg, Arkansas 72432, the real property described below will be sold to the highest bidder for the terms described:

Lot 54 in Block 5 of the St. Francis Valley Sub-Division to the City of Marked Tree, Poinsett County, Arkansas.

Parcel ID: 222-01252-0000

More commonly known as: 507 7TH STREET MARKED TREE, ARKANSAS 72365

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 If the sale is rescinded for any reason; the purchaser shall be entitled to any funds paid and shall have no further recourse.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.

Jessica Witherspoon
Jessica Witherspoon

ACKNOWLEDGMENT

STATE OF ARKANSAS COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jessica Witherspoon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be an Attorney (or other such officer authorized to execute the instrument) of JW Law and that such officer executed the foregoing instrument for the purposes therein contained by personally signing hereto.

Witness my hand and seal at office in Sherwood, Arkansas this 6th day of January, 2026.

Helen J. Moak

Notary Public
My Commission Expires 06/06/2034

