

Trustee Sale No.: AR-25-124173-NJ NOTICE OF DEFAULT AND INTENTION TO SELL YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION McCarthy & Holthus, LLP MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. On 11/5/2021, PAUL BIANCHIN AND SONYA BIANCHIN, HUSBAND AND WIFE executed a Security Instrument encumbering certain property therein described in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A MORTGAGEE FOR VILLAGE CAPITAL & INVESTMENT LLC, ITS SUCCESSORS AND ASSIGNS which was recorded on 11/18/2021, in Book N/A, Page N/A, or Document Number 20212692, and re-recorded on 3/18/2026 as Book 2026 and Page 611 Attorney's Affidavit recorded on 6/24/2026 with instrument number N/A, Book number 2026 page number 1422; in the real property records of Hempstead County, Arkansas. A default has occurred due to the failure to make timely payments of the indebtedness as required under the terms of the Security Instrument. The maturity of the indebtedness secured by the Security Instrument is hereby accelerated, and the Mortgagee or Trustee intends to sell the property pursuant to the Security Instrument to satisfy the indebtedness. The Mortgagee or Beneficiary has complied with the conditions to exercise the power of sale as set forth in Ark. Code Ann. § 18-50-103. The party initiating this action is Planet Home Lending, LLC, 321 Research Parkway, Meriden, CT, 45342, 855-884-2250. The Mortgagee or Beneficiary has instructed McCarthy & Holthus, LLP to sell the property pursuant to the default provisions of the Security Instrument. McCarthy & Holthus, LLP, as Attorney-in-Fact or as Trustee, will on 10/20/2026, at or about 11:30AM, sell the real property described herein to the highest bidder for cash. The sale will be held at the Hempstead County Courthouse, 200 East 3rd Street Hope, AR 71801. The property is being sold "as is" with no representation as to its condition. THE PURCHASER OF SAID PROPERTY SHALL PAY THE PRICE BID WITH CERTIFIED FUNDS THE DAY OF SALE AND ASSUME RESPONSIBILITY FOR ALL TRANSFER TAXES AND RECORDING FEES. The following property to be sold is located in Hempstead County, Arkansas, and being more particularly described as: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION SIXTEEN (16), TOWNSHIP TEN (10) SOUTH, RANGE TWENTY-FOUR (24) WEST, HEMPSTEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SAID SE1/4 SW1/4 OF SECTION 16, TOWNSHIP 10 SOUTH, RANGE 24 WEST AT A 3/8' ROD SET ON THE NORTHERLY PAVEMENT EDGE OF STATE HIGHWAY NO. 24 AND RUN THENCE NORTH 00 DEGREES 30 MINUTES 02 SECONDS WEST 1,187.25 FEET ALONG THE SAID FORTY LINE TO A POINT, RUN THENCE SOUTH 89 DEGREES 29 MINUTES 58 SECONDS WEST 288.97 FEET TO A COTTON SPINDLE SET IN THE CENTER OF STATE HIGHWAY NO. 29, SAID POINT BEING THE POINT OF BEGINNING; RUN THENCE SOUTH 45 DEGREES 05 MINUTES 08 SECONDS WEST 100.00 FEET ALONG THE CENTER OF THE SAID HIGHWAY TO A COTTON SPINDLE SET; LEAVING STATE HIGHWAY NO. 29, RUN THENCE NORTH 38 DEGREES 59 MINUTES 23 SECONDS WEST 130.06 FEET ALONG A FENCE TO A 3/8" ROD SET; RUN THENCE NORTH 09 DEGREES 19 MINUTES 30 SECONDS EAST 23.01 FEET ALONG THE SAID FENCE TO A 3/8" ROD SET; RUN THENCE NORTH 45 DEGREES 05 MINUTES 08 SECONDS EAST 86.37 FEET ALSO ALONG THE FENCE TO A 3/8" ROD SET AT A FENCE CORNER; RUN THENCE SOUTH 37 DEGREES 32 MINUTES 55 SECONDS EAST 144.00 FEET ALONG A FENCE BACK TO THE POINT OF BEGINNING, CONTAINING 0.331 ACRE, MORE OR LESS. STREET ADDRESS: 5958 HWY 29 N, BLEVINS, AR 71825 This sale 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. WITNESS my hand this 2026. McCarthy & Holthus, LLP _ Maria Neumann, Attorney Reg. No. 2006278 _ Cole Patton, Attorney Reg. No. 2018206 _ Nakisha Miller, Attorney Reg. No. 2019056 McCarthy & Holthus, LLP One Union Plaza 124 West Capitol, Ste. 865 Little Rock, Arkansas 72201 (214) 291-3800; Fax (214) 291-3801 Direct Mail to: 1255 West 15th Street, Suite 1060 Plano, TX 75075 (214) 291-3800 IDSPub #0316182 9/20/2026 9/27/2026 10/4/2026 10/11/2026 621389f