

MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL. YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.

On April 9, 2020, Terri Henry and Corey Martin executed a Mortgage in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS, which was recorded on April 16, 2020, as Instrument No. 2020-001069 in the real property records of Ouachita County, Arkansas, and is now held by Everett Financial Inc DBA Supreme Lending. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Supreme Lending , 14801 Quorum Drive, Suite 300, Loss Mitigation Unit, Dallas, TX 75254, at Telephone No. 866-208-5720; and

The default for which foreclosure is made is the mortgagor(s) failure to pay the full amount of each monthly payment on the date it is due as required by the terms of the Note and Security Instrument. Because of the failure to cure the default the indebtedness was accelerated, is now therefore wholly due and the Mortgagee has requested the property be sold to satisfy said indebtedness.

On Wednesday, November 18, 2026 on or about 11:00 AM, the following described real property will be sold at the front door entrance of the Ouachita County Courthouse, 145 Jefferson St. SW, Camden, AR 71701, to the highest bidder for cash:

All that certain lot or parcel of land situate in the County of Ouachita, State of Arkansas, and being more particularly described as follows:

A part of the Northwest Quarter of the Southeast Quarter of Section 33, Township 13 South, Range 17 West, Ouachita County, Arkansas, more particularly described as follows: Commencing at the Northwest corner of the said Northwest Quarter of the Southeast Quarter and running South 02 degrees 29 minutes 06 seconds East 209.85 feet; thence South 65 degrees 02 minutes 31 seconds East 20.00 feet to a 5/8 inch Rod as the point of beginning, thence South 65 degrees 02 minutes 31 seconds East 69.02 feet to a 1 inch Pipe; thence North 05 degrees 54 minutes 07 seconds East 70.08 feet to a 1.25 inches Rod; thence South 65 degrees 36 minutes 56 seconds East 179.00 feet to a Set 1/2 inch Capped Rebar; thence South 34 degrees 19 minutes 35 seconds West 206.00 feet to a Set 1/2 inch Capped Rebar; thence North 46 degrees 53 minutes 11 seconds West 144.00 feet to a Set 1/2 inch Capped Rebar; thence North 06 degrees 15 minutes 48 seconds West 105.65 feet to the point of beginning, containing 0.70 Acres, more or less.

More commonly known as 1550 Lubbock Street, Camden, AR 71701.

There may be occupants that claim an interest in the real property herein based upon said occupancy.

The undersigned is the attorney-in-fact for the mortgagee and is acting on behalf of and with the consent of the mortgagee who is exercising its power of sale under Ark. Code Ann. Section 18-50-115 which implies a power of sale in every mortgage of real property situated in this State that is duly acknowledged and recorded.

The 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.

Unless discharged by bankruptcy, if your property is sold, then you will remain liable for any deficiency and an action for collection may be brought against you. The sale held pursuant to this Notice may be rescinded at the Attorney-in-Fact's option at any time. 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. The property is being sold "as is" with no representation as to its condition. THE TERMS OF SALE ARE CASH THE DAY OF SALE, UNLESS OTHERWISE AGREED TO BY THE MORTGAGEE, AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Witness my hand this 1st day of September, 2026.

J.P. Sellers (2009232); Matthew Smith (2006098); Julie Chambers (2023166); Nathan Newberry (2025184)
Attorney-in-Fact for EVERETT FINANCIAL INC DBA SUPREME LENDING
Mackie Wolf Zientz & Mann, P.C.
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Little Rock, AR 72211
(501) 218-8111
For additional sale information visit <https://www.arforeclosurenotice.com>
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