

Trustee Sale No.: AR-26-127660-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 3/28/2025, JESSICA POWERS AND ERIC POWERS, WIFE AND HUSBAND executed a Security Instrument encumbering certain property therein described in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FLAT BRANCH MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS which was recorded on 4/3/2025, in Book N/A, Page N/A, or Document Number L202517860, Scriveners Affidavit recorded on 3/31/2026 with instrument number L202617262, Book number N/A page number N/A; in the real property records of Benton 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 Freedom Mortgage Corporation, P.O. Box 50428, Indianapolis, IN, 46250-0401, 855-690-5900. 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 10/27/2026, at or about 11:00 AM, sell the real property described herein to the highest bidder for cash. The sale will be held at the At the Main Entrance of the Benton County Courthouse, 102 Northeast A St., Bentonville, AR 72712. 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 Benton County, Arkansas, and being more particularly described as: LOT 7, WILLOWS ADDITION, SILOAM SPRINGS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 18 AT PAGE 186. STREET ADDRESS: 1003 WILLOW CT, SILOAM SPRINGS, AR 72761-2362 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 #0316676 9/27/2026 10/4/2026 10/11/2026 10/18/2026 624039f