

MORTGAGEE'S NOTICE OF DE-

FAULT AND INTENTION TO SELL
YOU MAY LOSE YOUR PROP-

ERTY IF YOU DO NOT TAKE IMME-
DIATE ACTION

IF THIS PROPERTY IS SOLD YOU
WILL REMAIN LIABLE FOR ANY
DEFICIENCY WHICH THEN EXISTS
AND AN ACTION TO COLLECT IT
MAY BE BROUGHT AGAINST YOU

THIS IS AN ATTEMPT TO COL-
LECT A DEBT AND ANY INFORMA-
TION OBTAINED WILL BE USED
FOR SUCH PURPOSE

NOTICE IS HEREBY GIVEN that
on October 27, 2026 at or about
9:00AM, the subject real property
described herein below will be
sold at the Main Entrance of the
Benton County Courthouse, 102
Northeast A St., Bentonville, AR
72712 to the highest bidder for
cash. The sale will extinguish all
interests, including those of exist-
ing lien holders or previous own-
ers in the property. THE TERMS OF
SALE ARE CASH THE TIME OF
SALE AND ALL TRANSFER TAXES
WILL BE THE RESPONSIBILITY OF
THE PURCHASER.

WHEREAS, the property se-
cured under the Mortgage is lo-
cated in Benton County, Arkansas
more particularly described as fol-
lows:

PART OF BLOCK 20,
BEAUCHAMP'S ADDITION,
SILOAM SPRINGS, BENTON
COUNTY, ARKANSAS, MORE PAR-
TICULARLY DESCRIBED AS FOL-
LWS: BEGINNING AT A POINT
SOUTH 89 DEGREES 49'03" EAST
104.00 FEET FROM THE NW COR-
NER OF SAID BLOCK 20; THENCE
SOUTH 89 DEGREES 49'03" EAST
46.00 FEET; THENCE S 100.00
FEET; THENCE NORTH 89 DE-
GREES 49'03" WEST 46.00 FEET;
THENCE NORTH 100 FEET TO THE
POINT OF BEGINNING.

Street Address: 810 E Twin
Springs St Siloam Springs AR
72761

WHEREAS on January 16, 2018
Ryan Harger, a single man, exe-
cuted a Mortgage in favor of Mort-
gage Electronic Registration
Systems, Inc., as nominee for
Quicken Loans Inc., its successors
and assigns. Said Mortgage was
recorded on January 19, 2018 as
Instrument No. L201803077 in
the real property records of Ben-
ton County, Arkansas. Said Mort-
gage was subsequently assigned
Rocket Mortgage, LLC by virtue of
an assignment dated June 26,
2026 and recorded on July 2,
2026 as Instrument No.
L202638259 in the real property
records of Benton County,
Arkansas. The party initiating
foreclosure can be contacted at or
in care of its servicer initiating
foreclosure at: Rocket Mortgage,
LLC 8950 Cypress Waters Blvd
Coppell TX 75019 at Telephone
No. 888-480-2432; and

WHEREAS, there may be ten-
ants that claim an interest in the
real property herein based upon
said tenancy; and

WHEREAS, the undersigned is
the attorney for the mortgagee
and is acting on and with the con-
sent and authority of the mort-
gagee who is exercising its power
of sale under Ark. Code Ann. §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; and default has oc-
curred in the payment of said in-
debtedness, specifically the
installment due February 1, 2026,
and each subsequent payment to
date are now due; and the holder
of the debt has requested the un-
dersigned to sell the property to
satisfy said indebtedness. This
sale is subject to all matters
shown on any applicable recorded
plat or bill(s) of assurance; any re-
strictive covenants, easements,
set back liens or encroachments;
any unpaid and/or delinquent
taxes or special assessments; any
statutory redemption rights of any
governmental entity; any prior
liens or encumbrances as well as
any priority created by a UCC or
fixture filing; and, to any matter
that an accurate survey of the
property might disclose. This
property is being sold "as is" with
no representation as the condition
of any structure(s) thereon or the
accuracy of the above legal de-
scription. Transfer taxes and
recording fees are the responsi-
bility of the purchaser.

WITNESS my hand this 24th
day of August, 2026. Rocket Mort-
gage, LLC, by its attorney-in-fact,
Albertelli Law

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A LAW No. 26-010077
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