

Trustee Sale No.: AR-26-131767-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 6/14/2024, JOE EDWARD BURNS JR., A SINGLE PERSON executed a Security Instrument encumbering certain property therein described in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR DAS ACQUISITION COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS which was recorded on 6/17/2024, in Book 2024, Page 10529, or Document Number 2403064, in the real property records of Sharp 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 11/4/2026, at or about 10:00 AM, sell the real property described herein to the highest bidder for cash. The sale will be held at the At the front main entrance door of the Sharp County Courthouse, 718 Ash Flat Drive, Ash Flat, AR 72513. 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 Sharp County, Arkansas, and being more particularly described as: PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 WEST OF THE 5TH P.M., SHARP COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW $\frac{1}{4}$ -NW $\frac{1}{4}$; THENCE EAST ALONG THE NORTH LINE THEREOF TO THE EAST RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY #175; THENCE SOUTH 30 DEGREES 51 MINUTES EAST ALONG SAID RIGHT-OF-WAY LINE 416.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 37 DEGREES 36 MINUTES 19 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 520.0 FEET; THENCE SOUTH 88 DEGREES 06 MINUTES EAST 416.0 FEET; THENCE NORTH 37 DEGREES 36 MINUTES 19 SECONDS WEST PARALLEL WITH SAID RIGHT-OF-WAY LINE 520.0 FEET; THENCE NORTH 88 DEGREES 06 MINUTES WEST 416.0 FEET, BACK TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY PREPARED BY JIM H. ARNOLD, SURVEYOR, FILED IN PLAT CABINET "B" AT PAGE 58A. SUBJECT TO: ANY ENCROACHMENTS, EASEMENTS, RESTRICTIONS AND RESERVATIONS. STREET ADDRESS: 1448 AR HWY 175, HARDY, AR 72542 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 #0316686 10/4/2026 10/11/2026 10/18/2026 10/25/2026 625329f