

IN THE CIRCUIT COURT OF BENTON COUNTY, ARKANSAS, 4TH DIVISION

CENTER STREET LENDING VII SPE, LLC, PLAINTIFF

VS.

CASE NO. 04CV-26-2692

JOSEY LEE VAUGHAN, DEFENDANT

NOTICE OF
COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, that on the 19th day of October 2026, at 10:15 a.m., pursuant to the authority contained in the Judgment and Decree of Foreclosure of this Court dated and filed September 9, 2026, (the "Judgment & Decree") in Case No. 04CV-26-2692, the undersigned Commissioner appointed by the Court will offer for sale at public auction the following described property more commonly known as 2018 South 16th Street, Rogers, Arkansas 72758, and being more specifically described as follows:

Lot 16, Meadow Park Addition, Rogers, Benton County, Arkansas, as shown on Plat Record K at Page 103.

(the "Property").

The above-described Property shall be sold on the second floor lobby of the Benton County Courthouse, 102 NE A Street in the City of Bentonville, Benton County, Arkansas, where judicial foreclosure sales are regularly conducted, at the date and time stated above. The terms of the foreclosure sale shall be for cash due to be paid by close of business on the day of sale or on credit, with interest, of not less than three (3) months nor more than six (6) months or on installments equivalent to no more than four (4) months' credit on the whole, and Center Street Lending VII SPE, LLC, or its assignee, shall have the right to credit bid up to the full amount of the judgment, interest, costs, and attorneys' fees. In all sales on credit, except as to Center Street Lending VII SPE, LLC or its assignee, the purchaser shall execute a bond, with good surety, to be approved by the person making the sale and by Center Street Lending VII SPE, LLC, and the bond shall have the force of a judgment.

The sale shall be a sale to the highest bidder, as set forth above, with prompt performance due. If on the date of sale prompt performance is not made, Center Street Lending VII SPE, LLC shall be entitled, but not required, to enforce performance or to take the second highest bid (and so on until the Property is sold to a bidder) and all rights of Center Street Lending VII SPE, LLC as to any non-performing bidders are reserved.

Upon confirmation of the sale herein ordered, the Benton County Commissioner will execute and deliver to the purchaser a Commissioner's Deed conveying all right, title and interest in and to the Property.

You are invited to review the entire Judgment & Decree in the Benton County Circuit Court records in this case on file with the Clerk of the Court or by obtaining a copy from the undersigned counsel upon written request.

Any announcement made by Commissioner at the time of sale takes precedence over this Notice.

/s/ Brenda DeShields
COMMISSIONER

Submitted by:

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