

Trustee Sale No.: AR-26-32427-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 12/1/2023, HANNAH ANDERSON AND SHERMAN LANE, A MARRIED COUPLE executed a Security Instrument encumbering certain property therein described in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS which was recorded on 12/4/2023, in Book N/A, Page N/A, or Document Number 2023R-021217, in the real property records of Craighead County (Jonesboro), 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 Lakeview Loan Servicing, LLC, 3637 Sentara Way Virginia Beach, VA, 23452, 800-909-9525 . 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 11/13/2026, at or about 12:30PM, sell the real property described herein to the highest bidder for cash. The sale will be held at the Craighead County Courthouse, 511 South Main Street, Jonesboro, AR 72401 . 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 Craighead County (Jonesboro), Arkansas, and being more particularly described as: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (3.6 ACRES), AND THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (4.4 ACRES), ALL IN SECTION 8, TOWNSHIP 15 NORTH, RANGE 5 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, RUN THENCE NORTH 89 DEGREES 13' EAST 64.8 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 49, RUN THENCE NORTH 0 DEGREES 03' WEST ALONG SAID EAST RIGHT OF WAY LINE 994.93 FEET TO THE TRUE POINT OF BEGINNING, RUN THENCE NORTH 0 DEGREES 03' WEST ALONG SAID EAST RIGHT OF WAY LINE 583.77 FEET, RUN THENCE NORTH 89 DEGREES 13' EAST 596.9 FEET, RUN THENCE SOUTH 0 DEGREES 05' EAST 583.77 FEET, RUN THENCE SOUTH 89 DEGREES 13' WEST 597.2 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 8.00 ACRES, MORE OR LESS, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT DEEDED TO ARKANSAS STATE HIGHWAY COMMISSION IN WARRANTY DEED RECORDED IN DEED RECORD 474 PAGE 642 IN THE RECORDS OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8, THENCE NORTH 89 DEGREES 35' 43" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 65.75 FEET TO A POINT, THENCE NORTH 00 DEGREES 16' 05" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 49 A DISTANCE OF 995.76 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 16' 05" EAST ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE OF U.S. HIGHWAY 49 A DISTANCE OF 583.08 FEET TO A POINT, THENCE NORTH 89 DEGREES 31' 25" EAST A DISTANCE OF 24.67 FEET TO A POINT, THENCE SOUTH 00 DEGREES 16' 39" WEST ALONG THE EASTERLY PROPOSED RIGHT OF WAY LINE OF U.S. HIGHWAY 49 A DISTANCE OF 583.11 FEET TO A POINT, THENCE SOUTH 89 DEGREES 34' 36" WEST A DISTANCE OF 24.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.33 ACRES, MORE OR LESS, AND LESS AND EXCEPT THE FOLLOWING 2 TRACTS; (1) A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, THENCE NORTH 89 DEGREES 13' 00" EAST 64.80 FEET, THENCE NORTH 0 DEGREES 01' 36" WEST 994.93 FEET, THENCE NORTH 89 DEGREES 14' 05" EAST 24.71 FEET TO THE RIGHT OF WAY OF HIGHWAY NO. 49, THE POINT OF BEGINNING PROPER, THENCE NORTH 0 DEGREES 45' 14" WEST 1.36 FEET ALONG SAID RIGHT OF WAY, THENCE NORTH 00 DEGREES 00' 08" EAST 320.23 FEET ALONG SAID RIGHT OF WAY, THENCE NORTH 89 DEGREES 12' EAST 318.3 FEET, THENCE NORTH 00 DEGREES 04' WEST 136.9 FEET, THENCE NORTH 89 DEGREES 11' 42" EAST 30.21 FEET, THENCE NORTH 0 DEGREES 02' 04" WEST 125.0 FEET, THENCE NORTH 89 DEGREES 11' 42" EAST 223.57 FEET, THENCE SOUTH 0 DEGREES 03' 56" WEST 584.20 FEET (583.77 RECORD), THENCE SOUTH 89 DEGREES 14' 05" WEST 571.24 FEET TO THE POINT OF BEGINNING PROPER, BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS. (2) A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 5 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AFORESAID, RUN THENCE NORTH 89 DEGREES 12' EAST 89.3 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #49, BEING THE TRUE POINT OF BEGINNING, RUN THENCE NORTH 00 DEGREES 04' WEST ALONG SAID RIGHT OF WAY LINE, 136.9 FEET, RUN THENCE NORTH 89 DEGREES 12' EAST 318.3 FEET, RUN THENCE SOUTH 00 DEGREES 04' EAST 136.9 FEET, RUN THENCE SOUTH 89 DEGREES 12' WEST 318.3 FEET TO THE TRUE POINT OF BEGINNING, SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SAID LANDS. THE PROPERTY CONVEYED HEREIN SHALL BE USED AS RESIDENTIAL HOUSING AND WILL NOT BE USED AS A SALVAGE YARD, NOR A LOT FOR SALES OF AUTOMOBILES, MOBILE HOMES OR RECREATIONAL VEHICLES; NOR COMMERCIAL GARAGE FOR MECHANICAL WORK. SUBJECT TO ANY RECORDED ASSESSMENTS, BUILDING LINES, EASEMENTS, MINERAL RESERVATIONS AND/OR CONVEYANCES, AND RESTRICTIONS, IF ANY, STREET ADDRESS: 10910 HWY 49 N, BROOKLAND, AR 72417 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 #0317000 10/18/2026 10/25/2026 11/1/2026 11/8/2026 627912f