TRUSTEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.

On June 18, 2010, Dale A. McFee, Sr. and Glenda McFee executed a Deed of Trust in favor of James R. Carroll, as Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR THE CARROLL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS, which was recorded on June 24, 2010, as Instrument No. 2010037344 in the real property records of Pulaski County, Arkansas and is now held by Carrington Mortgage Services, LLC. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Carrington Mortgage Services, LLC, 500 N. State College Blvd, Suites 1030,1300, and 1400, Orange, CA 92868, at Telephone No. 1-800-561-4567; and

The default for which foreclosure is made is the trustor(s) failure to pay the full amount of each monthly payment on the date it is due as required by the terms of the Note and Security Instrument. Because of the failure to cure the default the indebtedness was accelerated, is now therefore wholly due and the Beneficiary has requested the property be sold to satisfy said indebtedness.

On Wednesday, December 9, 2026 on or about 10:00 AM, the following described real property will be sold at the front door entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201, to the highest bidder for cash:

Lot 3, Section: A, Majestic Oaks Subdivision, in the City of Little Rock, Pulaski County, Arkansas.

More commonly known as 5523 Drexel Avenue, Little Rock, AR 72209.

There may be occupants that claim an interest in the real property herein based upon said occupancy.

The undersigned is the Substitute Trustee for the beneficiary and is acting on behalf of and with the consent of the beneficiary who is exercising its power of sale under Ark. Code Ann. Section 18-50-115 which implies a power of sale in every Deed of Trust of real property situated in this State that is duly acknowledged and recorded.

The 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.

Unless discharged by bankruptcy, if your property is sold, then you will remain liable for any deficiency and an action for collection may be brought against you. The sale held pursuant to this Notice may be rescinded at the Substitute Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above. The property is being sold "as is" with no representation as to its condition THE TERMS OF SALE ARE CASH THE DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Grantor, the Grantee, the Beneficiary or the Trustee.

Witness my hand this 25th day of September, 2026.

J.P. Sellers (2009232); Matthew Smith (2006098); Julie Chambers (2023166); Nathan Newberry (2025184)

Substitute Trustee for CARRINGTON MORTGAGE SERVICES, LLC

Mackie Wolf Zientz & Mann, P.C.

Redding Building

1701 Centerview Drive, Suite 207

Little Rock, AR 72211

(501) 218-8111

For additional sale information visit https://www.arforeclosurenotice.com

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