NOTICE OF DEFAULT AND INTENTION TO SELL

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

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

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION GIVEN MAY BE USED FOR THAT PURPOSE

NOTICE IS HEREBY GIVEN that on Wednesday, December 02, 2026, at or about 10:00 AM, the following real property will be sold and this statutory foreclosure sale will be held at the front door, inside the main entrance of the Marion County Courthouse, 300 East Old Main Street, Yellville, Arkansas, or the sale will be held in the place at said venue where foreclosure sales are customarily advertised and/or conducted, to the highest bidder for cash:

A part of the NE1/4 SE1/4 and part of the SE1/4 NE1/4 of Section 35, Township 18 North, Range 16 West, Marion County, Arkansas, more particularly described as follows: From the NE corner of the West half of the NE1/4 SE1/4 of said section, township and range, go North 01 deg. 54 min. 31 sec. East with the East line of the W1/2 SE1/4 NE1/4 of said section, township and range 361.18 feet to a fence corner on the South right of way of State Highway No. 206; then go North 44 deg. 27 min. 50 sec. West 220 feet along the fence with the said south right of way of said highway to a metal post; then leaving said right of way go South 21 deg. 51 min. 11 sec. West 543.08 feet to a metal post; then go South 01 deg. 54 min. 34 sec. West 303.47 feet to a metal post; then go South 87 deg. 41 min. East 344.50 feet to a metal post; then go North 01 deg. 54 min. 34 sec. East 303.47 feet to the original point of beginning, containing 5.08 acres, more or less.

Subject to 1/8 interest in and to all of the oil, gas and minerals as previously reserved in Mineral Deed recorded March 8, 1955 in Record Book 118 at page 190.

More Commonly Known As: 2105 Highway 206 E., Yellville, AR 72687.

On September 11, 2025, Andrew Cleveland, executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans its successors and assigns, which was recorded on September 11, 2025, as Instrument No. 2025-02607 in the real estate records of Marion County, Arkansas and is now held by Carrington Mortgage Services, LLC.

The default for which foreclosure is made is due to the failure of payment per the terms of the note and security instrument and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and such has directed Mickel Law Firm, P.A., as its Attorney-in-Fact or Trustee, to sell the property to satisfy said indebtedness. The party initiating this foreclosure can be contacted at or in care of its servicer: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, Phone 888-788-7306.

This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back lines 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 description. Transfer taxes and recording fees are the responsibility of the purchaser.

Dated: September 15, 2026
Mickel Law Firm, P.A.
1501 North University
Ste. 764
Little Rock, AR 72207
Phone: 888-217-5535
PUBLICATION DATES:
11/08/2026; 11/15/2026; 11/22/2026; 11/29/2026
By: James H. Swindle, Jr.
www.trustee-foreclosure-salesonline.com
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