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 Tuesday, December 08, 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 Hot Spring County Courthouse, 210 Locust Street, Malvern, 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:

PART OF THE NW1/4 NE1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 20 WEST, HOT SPRING COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID NW1/4 NE1/4 AND RUN THENCE NORTH 03 DEG. 19 MIN. 11 SEC. EAST 690.73 FEET; THENCE NORTH 88 DEG. 33 MIN. 51 SEC. WEST 1.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEG. 33 MIN. 57 SEC. WEST 380.99 FEET TO A FOUND #3 REBAR; THENCE NORTH 03 DEG. 01 MIN. 50 SEC. EAST 168.62 FEET TO A FOUND #3 REBAR; THENCE NORTH 31 DEG. 03 MIN. 33 SEC. EAST 340.56 FEET TO A FOUND #3 REBAR; THENCE NORTH 00 DEG. 37 MIN. 33 SEC. WEST 35.83 FEET; THENCE SOUTH 81 DEG. 24 MIN. 50 SEC. EAST 38.67 FEET; THENCE SOUTH 16 DEG. 37 MIN. 16 SEC. EAST 54.31 FEET;THENCE SOUTH 21 DEG. 52 MIN. 44 SEC. EAST 56.17 FEET; THENCE SOUTH 35 DEG. 48 MIN. 52 SEC. EAST 59.18 FEET; THENCE SOUTH 33 DEG. 57 MIN. 27 SEC. EAST 156.25 FEET; THENCE SOUTH 05 DEG. 44 MIN. 05 SEC. EAST 62.38 FEET; THENCE SOUTH 02 DEG. 16 MIN. 42 SEC. WEST 156.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.969 ACRES MORE OR LESS.

CENTERLINE ACCESS EASEMENT DESCRIPTION: PART OF THE NW1/4 NE1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 20 WEST, HOT SPRING COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID NW1/4 NE1/4 AND RUN THENCE NORTH 03 DEG. 19 MIN. 11 SEC. EAST 690.73 FEET; THENCE NORTH 88 DEG. 33 MIN. 51 SEC. WEST 1.00 FEET; THENCE NORTH 88 DEG. 33 MIN. 57 SEC. WEST 380.99 FEET; THENCE NORTH 03 DEG. 01 MIN. 50 SEC. EAST 114.43 FEET; THENCE NORTH 58 DEG. 56 MIN. 27 SEC. WEST 26.29 FEET TO THE CENTERLINE AND P.O.B. OF A 50 FOOT WIDE ROAD EASEMENT; THENCE NORTH 31 DEG. 03 MIN. 33 SEC. EAST ALONG SAID CENTERLINE 427.00 FEET TO THE CENTERLINE OF HICKORY GROVE ROAD AND POINT OF TERMINATION OF SAID EASEMENT.

EASEMENT DESCRIPTION: PART OF THE NW1/4 NE1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 20 WEST, HOT SPRING COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID NW1/4 NE1/4 AND RUN THENCE NORTH 03 DEG. 19 MIN. 11 SEC. EAST 690.73 FEET; THENCE NORTH 88 DEG. 33 MIN. 51 SEC. WEST 1.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEG. 33 MIN. 51 SEC. WEST 50.03 FEET; THENCE NORTH 02 DEG. 17 MIN. 11 SEC. EAST 153.24 FEET; THENCE NORTH 05 DEG. 44 MIN. 05 SEC. WEST 46.31 FEET; THENCE NORTH 33 DEG. 57 MIN. 27 SEC. WEST 142.88 FEET; THENCE NORTH 35 DEG. 48 MIN. 52 SEC. WEST 64.48 FEET; THENCE NORTH 18 DEG. 53 MIN. 20 SEC. WEST, 100.10 FEET; THENCE NORTH 31 DEG. 03 MIN. 33 SEC. EAST 4.31 FEET; THENCE NORTH 00 DEG. 37 MIN. 33 SEC. WEST, 35.83 FEET; THENCE SOUTH 81 DEG. 24 MIN. 50 SEC. EAST 38.67 FEET; THENCE SOUTH 16 DEG. 37 MIN. 16 SEC. EAST 54.31 FEET; THENCE SOUTH 21 DEG. 52 MIN. 44 SEC. EAST 56.17 FEET; THENCE SOUTH 35 DEG. 48 MIN. 52 SEC. EAST 59.18 FEET; THENCE SOUTH 33 DEG. 57 MIN. 27 SEC. EAST 156.25 FEET; THENCE SOUTH 05 DEG. 44 MIN. 05 SEC. EAST 62.38 FEET; THENCE SOUTH 02 DEG. 16 MIN. 42 SEC. WEST 156.00 FEET TO THE POINT OF BEGINNING. LEGAL DESCRIPTION TAKEN FROMA SURVEY BY VINCENT C. HARRIS, RPLS#1414, DATED JULY 18,2007.

More Commonly Known As: 777 Mountain View Street, Bismarck, AR 71929.

On April 4, 2011, Joseph Ventress and Leigh Ventress, executed a security instrument in favor of JPMorgan Chase Bank, N.A., which was recorded on April 6, 2011, in Record Book 393 at Page 207 in the real estate records of Hot Spring 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 23, 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
632239f