

Clerk's Certification of Record
State of Arkansas - Yell County - Dardanelle District
I, ANNA WARD, Circuit Clerk and Ex-Officio
Recorder of the County aforesaid do
hereby certify that this Instrument was
filed for the record on
07/17/2025 at 02:19 PM
and the same is now duly recorded in
Book 641 Pages 314 - 315
Witness my hand and the seal of said Court
07/17/2025 at 02:33 PM
ANNA WARD
Circuit Clerk and Ex-Officio Recorder
By H. Wear, D.C.

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-007707

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL
YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION
IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY
WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST
YOU
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL
BE USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on September 23, 2025 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Yell County Courthouse, 106 Union Street,, Dardanelle, AR 72834 to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH THE TIME OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Yell County, Arkansas more particularly described as follows:

LOTS 2, 4, 6, AND 8, BLOCK 40, TOWN OF DARDANELLE, YELL COUNTY, ARKANSAS.

ALSO, ALL THAT PART OF THE W1/2 OF A CLOSED ALLEY-LYING EAST OF LOTS 2, 4, 6, AND 8, BLOCK 40, TOWN OF DARDANELLE, YELL COUNTY, ARKANSAS.

Street Address: 418 Rock St Dardanelle AR 72834

WHEREAS on April 27, 2022 Chelsae Hutts and Richard Keys, both unmarried, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Union Home Mortgage Corp. Said Mortgage was recorded on April 28, 2022 in Book 614, Page 246 in the real property records of Yell County, Arkansas. Said Mortgage was subsequently assigned to Carrington Mortgage Services, LLC by virtue of an assignment dated April 15, 2025 and recorded on April 21, 2025 in Book 639, Page 9 in the real property records of Yell County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Carrington Mortgage Services, LLC, 1600 Douglas Rd. Anaheim CA 92806, at Telephone No. 800-561-4567; and

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WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due September 1, 2024, and each subsequent payment to date are now due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness. This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back liens 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.

WITNESS my hand this 15 day of July, 2025. Carrington Mortgage Services, LLC, by its attorney-in-fact, Albertelli Law



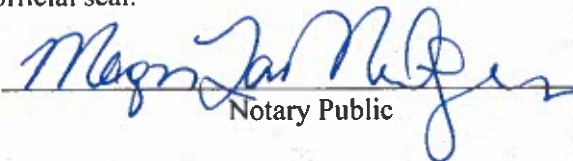
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-007707

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 15 day of July, 2025, before me, the undersigned officer, personally appeared Kevin Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 4/14/2033

