

Reserved for recording
purposes ONLY.

Book 4832 Page 0153

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
01/02/2026 4:24PM

THIS FORM PREPARED BY:

**Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 23-001535-15**

**Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: SAM YANDELL, JR.
(or as otherwise noted by the recorder)**

MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

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

NOTICE IS HEREBY GIVEN that on March 18, 2026, at or about 09:00 AM, the subject real property described herein below will be sold at the main entrance to the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 to the highest bidder for cash. The sale will extinguish the interests of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH AT THE TIME OF SALE UNLESS OTHERWISE AGREED TO BY MORTGAGEE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

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

**Lot 7 of Chadwood Subdivision, Unit II, according to the Plat
Recorded in Book 5 at Page 66 and replat of Units II, III and
IV in Book 10 at Page 79 of the Plat Records of Garland
County, Arkansas.**

Street Address: 112 Chadwood Street, Hot Springs, AR 71901

WHEREAS on October 16, 2007, Sam Yandell Jr, a married man joined by his wife Rebecca Yandell executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Horizon Home Loans, a division of First Tennessee Bank, N.A., which was recorded on **October 17, 2007 in Book 2892, Page 554, and modified in Book 3972, Page 425** in the real estate records of Garland County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank Trust National Association as Trustee of Dwelling Series IV Trust, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust and can be contacted at or in care of its servicer initiating foreclosure at: SN Servicing Corporation, 323 5th Street, Eureka, CA 95501, at Telephone Number (800) 603-0836; and

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, and the same is now therefore wholly due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness.

The undersigned is an active, licensed member of the Bar of the Supreme Court of the State of Arkansas, and the law firm of the undersigned maintains an office at 415 North McKinley, Ste 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public during regular business hours, and has the ability to accept funds from a grantor, mortgagor, or obligor to reinstate or pay off a mortgage or deed of trust.

WITNESS my hand this January 21, 2026.

TIMOTHY D. PADGETT, P.A.

SUBSTITUTE TRUSTEE FOR U.S. BANK TRUST NATIONAL ASSOCIATION, AS
TRUSTEE OF DWELLING SERIES IV TRUST

By: Renee Price

Renee Price

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

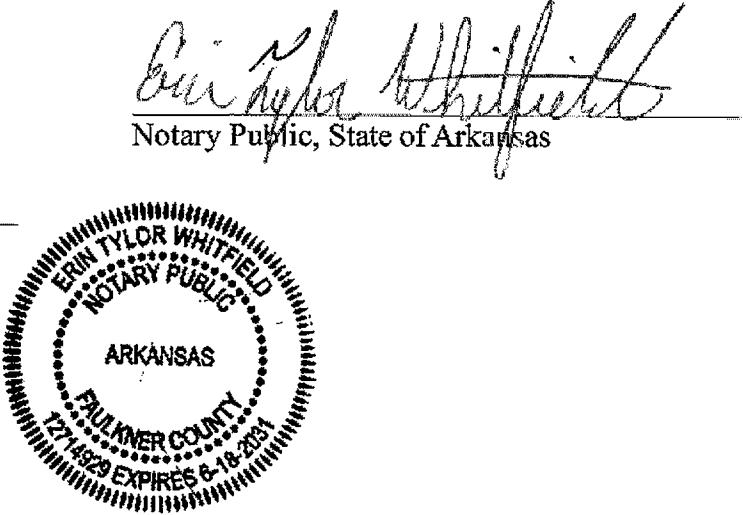
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 2 day of January, 2026, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute such instrument, stating their respective capacities in that behalf, to me personally well known, who stated that they were an attorney with Timothy D. Padgett, P.A., a Company, the Trustee for U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust, and was duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said Company, and further stated and acknowledged that they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

2 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
day of January, 2026.

My Commission Expires:

[PLG 23-001535-15]



Trans: 405682
Total Fees: \$165.00

Garland County, AR
I certify this instrument was Electronically filed
on 01/02/2026 4:24PM
in DEED Book 4832 Pages 0153 - 0156
Kristie Womble-Hughes - Circuit Clerk