

THIS INSTRUMENT PREPARED  
BY AND TO BE RETURNED TO  
Mickel Law Firm, P.A.  
1501 North University  
Ste. 930  
Little Rock, AR 72207

**Grantor:** Miller, Rodney and Miller, Olivian  
**Grantee:** Carrington Mortgage Services, LLC

**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 Thursday, June 15, 2023, at or about 12:00 PM, 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 Calhoun County Courthouse, 309 West Main Street, Hampton, 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:

All that certain lot or parcel of land situate in the City of Hampton, County of Calhoun, State of Arkansas, and being more particularly described as follows:  
A part of the SW 1/4 NE 1/4 of Section 6, Township 14 South, Range 13 West, more particularly described as follows, to-wit: Commencing at the NW Corner of said SW 1/4 NE 1/4 and run South on the West line thereof 8.35 chains; thence Easterly 6.46 chains; thence North 27 degrees East 195 feet to a point of beginning; thence North 27 degrees East 91 feet; thence East 78 feet; thence South 5 degrees East 336 feet to center line of Little Bay & Hampton Public Road; thence West 25 degrees South along center line of said Little Bay & Hampton Public Road 120 feet; thence North 16 degrees West 300 feet to the point of beginning.

More Commonly Known As: 542 Archer Street, Hampton, AR 71744.

On October 9, 2008, Rodney Miller and Olivian Miller executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Taylor, Bean & Whitaker Mortgage Corp., which was recorded on October 14, 2008, as Instrument No. L20080828 in the real estate records of Calhoun 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 as such has directed Mickel Law Firm,

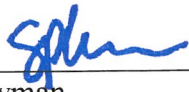
Miller, Rodney and Miller, Olivian  
Case: Miller, Rodney-3

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, 1600 South Douglass Road, Suite 200-A, Anaheim, California 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: April 6, 2023

**Mickel Law Firm, P.A.**  
1501 North University  
Ste. 930  
Little Rock, AR 72207  
Phone: 888-217-5535

By:   
Stephen P. Lowman

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF PULASKI )

On this 6th day of April, 2023, before me, Renee Tyson, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named Stephen P. Lowman, an attorney of Mickel Law Firm, P.A., a corporation, was duly authorized in his respective capacity to execute the foregoing instrument(s) for and in the name and behalf of said corporation, business trust, estate, partnership, limited liability company, association, joint venture or other legal entity, and further stated and acknowledged that he/she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 6th day of April, 2023.

  
Notary Public

