

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

Grantor: McDaniel, Rebecca L. and McDaniel, Mary E.

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 Tuesday, September 26, 2023, 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 Franklin County Courthouse, 211 West Commercial, Ozark, 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 certain tract of land located in the NW/4 of the NE/4 of Section 35, Township 10 North, Range 27 West and being more particularly described as follows: commencing at a found rail road spike at the NW/Corner of said NW/4 of the NE/4 thence South 88 degrees 14 minutes 26 seconds East 187.36 feet along the North line thereof to a found railroad spike the point of beginning said point being the NE/Corner of Arkansas River Valley Surveying Job #1961 for Bobby Orrick filed for record May 10, 1996; thence South 88 degrees 14 minutes 26 seconds East 92.63 feet to a set rail road spike; thence South 01 degrees 33 minutes 16 seconds West 218.54 feet to a found rail road spike at the NE/Corner of ARVS Job #2246 for Doug and Laurie Sumners filed for record on May 18, 1997; thence North 89 degrees 24 minutes 17 seconds West 92.61 feet along the North line thereof to a fence corner at the SE/Corner of AVS Job #1383 for Jimmy Thomas dated October 19, 1994; thence North 01 degrees 33 minutes 16 seconds East 93.29 feet along the East line thereof to a found 1/2 inch rebar at the SE/Corner of said Job #1961; thence North 01 degrees 33 minutes 16 seconds East 127.00 feet the point of beginning.

More Commonly Known As: 1301 Helberg Ln., Ozark, AR 72949-2020.

On December 4, 2009, Rebecca L. McDaniel and Mary E. McDaniel executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Quicken Loans Inc, which was recorded on December 9, 2009, in Record Book 113 at Page 374 in the real estate records of Franklin 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


McDaniel, Rebecca L. and McDaniel, Mary E.
Case: 108090-1

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, 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: July 11, 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 11th day of July, 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 11th day of July 2023.


Notary Public

