

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

Grantor: Huck, Amanda Lanette

Grantee: Carrington Mortgage Services, LLC

AMENDED 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 Wednesday, January 10, 2024, 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 Logan County Courthouse, 25 West Walnut, Paris, 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 Southeast Quarter of the Southwest Quarter of Section 2, Township 7 North, Range 27 West in Logan County, Arkansas, being more particularly described as follows and as shown on Arkansas River Valley Surveying Plat #2832: Beginning at a 1/2 inch rebar at the Southeast corner of Lot 37 of Rolling Acres Subdivision Phase 3; thence South 00 degrees 00 minutes 30 seconds West 210.77 feet along the West right of way of Goodwin Drive to a 1/2 inch rebar at the Northeast Corner of Lot 3 of Rolling Acres Subdivision Phase 1; thence South 89 degrees 53 minutes 31 seconds West 308.50 feet to a 1/2 inch rebar at the Northwest corner of said Lot 3; thence North 00 degrees 00 minutes 30 seconds East 210.77 feet to a 1/2 inch rebar on the South line of Lot 36 of Rolling Acres Subdivision, Phase 3; thence North 89 degrees 53 minutes 31 seconds East 308.50 feet along the South line of said Phase 3 to the Point of Beginning and being subject to all easements of record.

More Commonly Known As: 153 Goodwin Addition Dr., Paris, AR 72855-5501.

On June 7, 2021, Amanda Lanette Huck executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Union Home Mortgage Corp., which was recorded on June 8, 2021, in Record Book 2021 at Page 106862 in the real estate records of Logan County, Arkansas and is now held by Carrington Mortgage Services, LLC.

The default for which foreclosure is made is due to 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, P.A., as its Attorney-


Huck, Amanda Lanette
Case: 108231-1

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.

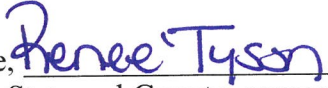
Dated: November 16, 2023

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

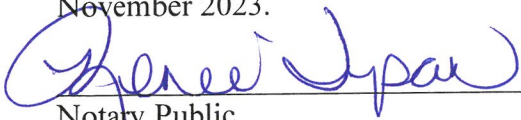
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 16th day of November, 2023, before me, , 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 16th day of November 2023.


Notary Public

