

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

Grantor: Garland D. Riggan and Suzanne Riggan
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, June 5, 2024, at or about 2:30 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 Saline County Courthouse, 200 N. Main St., Benton, 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 TRACT OR PARCEL OF LAND SITUATE IN SALINE COUNTY,
STATE OF ARKANSAS, DESCRIBED AS FOLLOWS, TO-WIT:
LOT 34 AND 35, ROYAL OAK TERRACE, AN ADDITION TO SALINE COUNTY,
ARKANSAS.

BEING THE SAME PROPERTY CONVEYED TO GARLAND D. RIGGAN, A MARRIED
MAN BY WARRANTY DEED FROM JAMES E. COPELAND AND DORIS I. COPELAND,
HUSBAND AND WIFE, DATED NOVEMBER 8, 2005, RECORDED ON NOVEMBER 15,
2005 AS INSTRUMENT 05 127661.

APN: 283-00031-000

Commonly known as: 6619 Lilac Drive, Mabelvale, AR 72103

More Commonly Known As: 6619 Lilac Dr., Mabelvale, AR 72103.

On October 25, 2017, Garland D. Riggan and Suzanne Riggan executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Carrington Mortgage Services, LLC, which was recorded on November 6, 2017, as Instrument No. 2017-021001 in the real estate records of Saline 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


Garland D. Riggan and Suzanne Riggan
Case: 108379-1

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: February 22, 2024

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

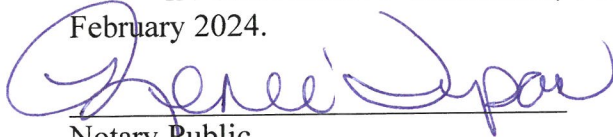
By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 22nd day of February, 2024, 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 James H. Swindle, Jr., 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 22nd day of February 2024.


Notary Public

