

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

Grantor: Danny Rogers

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, September 25, 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 Mississippi County Courthouse, 200 West Walnut , Blytheville, 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:

Lot 3 and the South 1/2 of Lot 2, Block A, Dogwood Manor to Mississippi County, Arkansas, carved out of the NW 1/4 of the SW 1/4 of Section 28, Township 15 North, Range 11 East, according to plat in Plat Book 4, Page 109, Recorder's Office, Blytheville, Arkansas and more particularly described as beginning at a point 142 feet South of the Northwest corner of the SW 1/4 of Section 28; thence East 140 feet; thence South 111 feet; thence West 140 feet; thence North 111 feet to the point of beginning

More Commonly Known As: 3303 Debra Ln., Blytheville, AR 72315.

On September 20, 2013, Danny Rogers executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Proficio Mortgage Ventures, which was recorded on September 23, 2013, in Record Book 2025 at Page 2601 in the real estate records of Mississippi 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-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;

Danny Rogers
Case: 108485-1

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 9, 2024

Mickel Law Firm, P.A.

1501 North University

Ste. 930

Little Rock, AR 72207

Phone: 888-217-5535

By: _____

(Signature)
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)

) ss.

COUNTY OF PULASKI)

On this 9th day of July, 2024, before me, Crystal Kile, 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 9th day of July, 2024.

Crystal Kile
Notary Public

