

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University Ste. 764
Little Rock, AR 72207

Grantor: James A. Hawkins

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, January 21, 2025, at or about 11:00 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 Independence County Courthouse, 192 E. Main St., Batesville, 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 part of the Southwest Quarter of the Southwest Quarter of Section 17, and a part of the Northwest Quarter of the Northwest Quarter of Section 20, in Township 13 North, Range 4 West of the Fifth Principal Meridian of Arkansas, described thus: Commencing at the Northwest corner of Section 20, thence South 88 degrees 42 minutes East 954.9 feet along section line to a metal stake, the point of beginning; thence South 88 degrees 42 minutes East 11.9 feet to a metal stake on a wire fence, thence North 23 degrees 10 minutes West 115.8 feet along wire fence to a fence corner, thence North 64 degrees 38 minutes East 174.1 feet along wire fence to a fence corner; thence South 15 degrees 07 minutes East 191.4 feet to a metal stake; thence continue along fence line in a southerly direction 70.7 feet to West right of way of Highway 233; thence along highway right of way South 50 degrees 30 minutes West 223.1 feet to a metal stake on the East side of a small branch; thence North 11 degrees 23 minutes West 208.5 feet to point of beginning.

More Commonly Known As: 1505 East Wright St., Sulphur Rock, AR 72579.

On July 31, 2008, James A. Hawkins executed a security instrument in favor of First Community Bank, which was recorded on August 1, 2008, in Record Book 2008 at Page 15848 in the real estate records of Independence 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, P.A., as its Attorney-in-Fact or Trustee, to sell the property to satisfy said indebtedness. The party

James A. Hawkins
Case: 108416-2

initiating this foreclosure can be contacted at or in care of its servicer: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 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 8, 2024

Mickel Law Firm, P.A.

1501 North University
Ste. 764
Little Rock, AR 72207
Phone: 888-217-5535

By: _____

James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)

) ss.

COUNTY OF PULASKI)

On this 8th day of November, 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 8th day of November 2024.

Renee Tyson
Notary Public

