

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

Grantor: Michael Carringer

Grantee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
f/k/a Quicken Loans Inc.

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 Monday, January 6, 2025, 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 Pulaski County Courthouse, 401 West Markham, Little Rock, 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 NW 1/4 NW 1/4, SECTION 16, TOWNSHIP 3 NORTH, RANGE 14 WEST, OF THE 5TH P.M., PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF NW 1/4 NW 1/4, THENCE SOUTH 00 DEGREES 34 MINUTES 56 SECONDS EAST 647.4 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 00 MINUTES EAST 1318.62 FEET TO A POINT ON THE EAST LINE OF NW 1/4 NW 1/4; THENCE SOUTH 00 DEGREES 34 MINUTES 55 SECONDS EAST ALONG SAID EAST LINE 244.56 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES WEST 210.0 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 59 SECONDS WEST 424.85 FEET TO A POINT ON THE SOUTH LINE OF NW 1/4 NW 1/4; THENCE NORTH 89 DEGREES 40 MINUTES WEST ALONG SOUTH LINE OF NW 1/4 NW 1/4, 1102.93 FEET TO THE SOUTHWEST CORNER OF NW 1/4 NW1/4; THENCE NORTH 00 DEGREES 34 MINUTES 56 SECONDS EAST, ALONG WEST LINE OF NW 1/4 NW 1/4, 668.0 FEET TO THE POINT OF BEGINNING.

More Commonly Known As: 21320 Roland Cutoff Rd., Roland, AR 72135-9482.

On June 2, 2017, Michael Carringer executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Quicken Loans Inc., which was recorded on June 8, 2017, as Instrument No. 2017036426 in the real estate records of Pulaski County, Arkansas and is now held by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc..


Michael Carringer
Case: 108929-1

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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, 1050 Woodward Avenue, Detroit, MI 48226, Phone (800) 226-6308.

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 19, 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 19th day of November, 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 19th day of November, 2024.

Crystal Kile
Notary Public

