

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

**Grantor: Shane Percy and Kellie Percy**

**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 Wednesday, January 8, 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 Franklin County Courthouse, 211 West Commercial, Ozark, 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:

Part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 10 North, Range 27 West and more particularly described as beginning at a point on a line that commences 103 feet East of the center of the Northwest Quarter of the Southwest Quarter of Section 25, Township 10 North, Range 27 West said line running South 82 degrees East 314 feet, thence South 239 feet for the beginning point said point being the Southwest Corner of the tract of land heretofore conveyed by the grantors herein to Fay Molton et ux as the same appears of record in Deed Record Book 78 at page 248 of the record in and for the Ozark District of Franklin County Arkansas running thence East 200 feet or to the West side of the county road thence South 89 degrees West 100 feet along the West side of said road thence West 200 feet or to a point 100 feet directly South of the point of beginning point running thence 100 feet North to the beginning point same being Lot No. 3 of the Curtis Addition to the Town of Ozark, Arkansas.

More Commonly Known As: 1209 N. 3rd St., Ozark, AR 72949.

On October 20, 2014, Shane Percy and Kellie Percy executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for Priority Bank, FSB., which was recorded on October 21, 2014, in Record Book 180 at Page 649 in the real estate records of Franklin 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,

Shane Percy and Kellie Percy  
Case: 108546-2

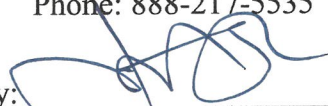
P.A., as its Attorney-in-Fact or Trustee, to sell the property to satisfy said indebtedness. The party initiating this foreclosure can be contacted at or in care of its servicer: Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, Phone 888-788-7306.

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: October 18, 2024

**Mickel Law Firm, P.A.**  
1501 North University  
Ste. 764  
Little Rock, AR 72207  
Phone: 888-217-5535

By:

  
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James H. Swindle, Jr.

**ACKNOWLEDGMENT**

STATE OF ARKANSAS

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) ss.

COUNTY OF PULASKI

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On this 18th day of October, 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 18th day of October 2024.

Crystal Kile  
\_\_\_\_\_  
Notary Public

