

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

Grantor: Ronnie Graves and Susan Graves

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, May 7, 2025, 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 Madison County Courthouse, 201 West Main Street, Huntsville, 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 NORTHWEST QUARTER (SOUTHWEST 1/4 NORTHWEST 1/4) OF SECTION 6, TOWNSHIP 15 NORTH OF RANGE 26 WEST, 5TH PRINCIPAL MERIDIAN, MADISON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SOUTHWEST 1/4 NORTHWEST 1/4), A FOUND STONE CORNER MARKER, THENCE ALONG THE SOUTH LINE THEREOF, NORTH 89 DEGREES 43 MINUTES 49 SECONDS EAST 301.74 FEET, TO THE POINT OF BEGINNING, SAID POINT BEING IN THE CENTERLINE OF MADISON COUNTY ROAD NUMBER 6330, THENCE FROM SAID POINT, LEAVING SAID SOUTH LINE, AND ALONG SAID CENTERLINE, NORTH 38 DEGREES 50 MINUTES 15 SECONDS WEST 26.13 FEET, NORTH 39 DEGREES 13 MINUTES 38 SECONDS WEST 270.29 FEET, AND NORTH 34 DEGREES 16 MINUTES 24 SECONDS WEST 119.88 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST 609.97 FEET, TO A SET 1/2 INCH REBAR PIN, THENCE SOUTH 46 DEGREES 40 MINUTES 26 SECONDS EAST 478.54 FEET, TO A SET 1/2 INCH REBAR PIN, ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER THE NORTHWEST QUARTER (SOUTHWEST 1/4 NORTHWEST 1/4); THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 43 MINUTES 42 SECONDS WEST 703.26 FEET, TO THE POINT OF BEGINNING.

More Commonly Known As: 3028 Madison 6330, Wesley, AR 72773.

On May 30, 2017, Ronnie Graves and Susan Graves 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 June 8, 2017, as Instrument No. L201701421 in the real estate records of Madison 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 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: February 11, 2025

**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 )

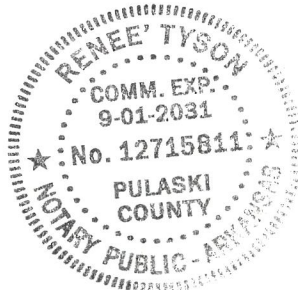
) ss.

COUNTY OF PULASKI )

On this 11th day of February, 2025, 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 11th day of February 2025.

Renee Tyson  
Notary Public



Ronnie Graves and Susan Graves  
Case: 109195-1