

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

Grantor: Jason D. Starling

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 21, 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 White County Courthouse, 300 N. Spruce, Searcy, 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:

Commence at the Northeast corner of the Southeast Quarter, Section 5, Township 5 North, Range 10 West, White County, Arkansas; thence run South 89 degrees 29 minutes West 1468.78 feet; thence South 0 degrees 43 minutes 10 seconds East 73.97 feet to the point of beginning; thence run South 0 degrees 43 minutes 10 seconds East 495 feet; thence North 89 degrees 29 minutes East 550 feet; thence run North 0 degrees 43 minutes 10 seconds West 495 feet; thence run South 89 degrees 29 minutes West 550 feet to the point of beginning.

A 15 foot wide ingress-egress easement described as commencing at the Northeast corner of the Southeast Quarter of Section 5, Township 5 North, Range 10 West, White County, Arkansas; thence run South 89 degrees 29 minutes West for 1468.78 feet; thence South 00 degrees 43 minutes 10 seconds East for 73.97 feet; thence run South 00 degrees 43 minutes 10 seconds East for 495 feet; thence North 89 degrees 29 minutes East for 550 feet; thence North 00 degrees 43 minutes 10 seconds West for 495 feet; thence South 89 degrees 29 minutes West for 32.4 feet to the point of beginning of centerline of this 15 foot wide ingress-egress easement; thence North 09 degrees 04 minutes East for 74.8 feet to a point on the North line of said Southeast Quarter of Section 5; thence continue North 09 degrees 04 minutes East for 26.7 feet; thence North 00 degrees 40 minutes East for 273.8 feet; thence North 09 degrees 54 minutes East for 80.8 feet to the centerline of Pleasant Ridge Road.

More Commonly Known As: 141 Pleasant Ridge Road, El Paso, AR 72045.

On March 23, 2010, Jason D. Starling executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for The ClearingHouse Community Development Financial Institution, which was recorded on April 8, 2010, in Record Book MTG 2010 at Page 08339 in the real estate records of White 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: March 6, 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 6th day of March, 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 6th day of March 2025.

Renee Tyson
Notary Public

