

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207

Grantor: Roy G. Berry and Eldon G. Berry

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, July 31, 2024, 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 Van Buren County Courthouse, 273 Main Street, Clinton, 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 NORTHEAST QUARTER {PT. NW1/4 NE1/4}, SECTION NINETEEN (19), TOWNSHIP ELEVEN (11) NORTH, RANGE THIRTEEN (13) WEST, VAN BUREN COUNTY, ARKANSAS, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE NW1/4 NE1/4 AND RUN THENCE NORTH, ALONG AND WITH THE EAST LINE THEREOF, 832 FEET, THENCE WEST 20 FEET TO THE POINT OF BEGINNING; BEGIN AND CONTINUE WEST 188 FEET, THENCE NORTH 210 FEET TO THE SOUTHERLY RIGHT OF WAY OF A COUNTY ROAD, THENCE ALONG AND WITH SAID RIGHT OF WAY SOUTH 77 DEG. 40 MIN. EAST 192.4 FEET TO A POINT 20 FEET WEST OF THE EAST LINE OF SAID NW1/4 NE1/4, THENCE SOUTH 178 FEET TO THE POINT OF BEGINNING, CONTAINING .82 ACRE, MORE OR LESS.

More Commonly Known As: 1758 Burnt Ridge Road, Shirley, AR 72153-7335.

On April 25, 2008, Roy G. Berry and Eldon G. Berry executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for First Security Bank of Conway, which was recorded on April 28, 2008, as Instrument No. 20084170 in the real estate records of Van Buren 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,

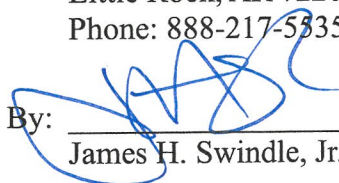
Roy G. Berry and Eldon G. Berry
Case: 108741-1

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, 1600 South Douglass Road, Suite 200-A, Anaheim, California 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: May 15, 2024

Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207
Phone: 888-217-5335

By: 
James H. Swindle, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 15th day of May, 2024, before me, Cecilia Synco, 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 15th day of May, 2024.


Notary Public

