

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

Grantor: Layton, Loretta

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 Monday, April 10 2023, 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 Randolph County Courthouse, 107 W. Broadway, Pocahontas, 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 NE 1/4 of the SE 1/4, Section 29, Township 19 North, Range 1 East, described as beginning at a point on the West line of said forty acre tract 209.22 feet South of the Northwest corner thereof; thence continue South on said West line 128.71 feet; thence East 315 feet; thence North and parallel with the West line of said forty acre tract 128.71 feet; thence West 315 feet to the point of beginning. Less any part along the West side of said land situated in public right of ways.

More Commonly Known As: 500 Valley Drive, Pocahontas, AR 72455.

On October 23, 2008, Loretta Layton executed a security instrument in favor of The Mortgage Source, Inc, which was recorded on October 24, 2008, in Record Book V-13 at Page 682 in the real estate records of Randolph 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, 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;

Layton, Loretta
Case: 107764-1

