

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

**Grantor: Nicometo, Bruce John and Nicometo, Linda
Bredice**

Grantee: Carrington Mortgage Services, LLC

AMENDED 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 Tuesday, April 11, 2023, 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 Washington County Courthouse, 280 N. College Avenue, Fayetteville, 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:

Lot Numbered Two (2), Block Numbered Three (3), W. Walker Subdivision, Phase III, a subdivision to the City of Springdale, Arkansas, as per plat of said subdivision on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

More Commonly Known As: 1703 Ridgecrest, Springdale, AR 72763.

On September 28, 2007, Bruce John Nicometo and Linda Bredice Nicometo executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Nationwide Advantage Mortgage Company ("Beneficiary/Lender"), which was recorded on October 2, 2007, as Instrument No. 2007-00037411 in the real estate records of Washington County, Arkansas and is now held by Carrington Mortgage Services, LLC.

The default for which foreclosure is made is due to 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; any restrictive covenants, easements, set back lines or encroachments; any unpaid and/or delinquent

Nicometo, Bruce John and Nicometo, Linda Bredice
Case: 100218-6

