

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

**Grantor:** Brien, Cody Ray and Brien, Olivia  
**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, August 2, 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 Hot Spring County Courthouse, 210 Locust Street, Malvern, 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:

Tract No. 1:

Lot 1 of Golden Hills Estates in Hot Spring County, Arkansas, as shown by the recorded plat thereof.

Tract No. 2:

Part of the NW 1/4 of the SE 1/4 of Section 5, Township 4 South, Range 16 West in Hot Spring County, Arkansas, and being more particularly described as follows to-wit: Beginning at the Northwest corner of said tract; thence South 03 degrees 14 minutes 57 seconds West 595.00 feet; thence South 87 degrees 00 minutes 39 seconds East 372.29 feet; thence South 87 degrees 45 minutes 37 seconds East 109.92 feet; thence North 01 degrees 34 minutes 39 seconds East 611.00 feet; thence North 89 degrees 08 minutes 31 seconds West 463.77 feet to the point of beginning.

More Commonly Known As: 208 Fantasy Road, Malvern, AR 72104.

On December 20, 2021, Cody Ray Brien and Olivia Brien 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 December 29, 2021, in Record Book 502 at Page 342 and as Instrument No. 2021-004651 in the real estate records of Hot Spring 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

Brien, Cody Ray and Brien, Olivia  
Case: 108014-1


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 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 24, 2023

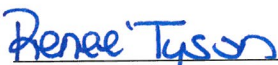
**Mickel Law Firm, P.A.**

1501 North University  
Ste. 930  
Little Rock, AR 72207  
Phone: 888-217-5535


By:   
Stephen P. Lowman

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF PULASKI )

On this 24th day of May, 2023, before me, , a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named Stephen P. Lowman, 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 24th day of May, 2023.

  
Notary Public

