

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

Grantor: Richards, David Lee

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, January 9, 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 Columbia County Courthouse, One Court Square, Magnolia, 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:

Commencing at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 2, Township 17 South, Range 21 West, Run South 88 Degrees 17 Minutes 00 Seconds East 424 Feet to the Point of Beginning, Thence North 1 Degree 42 Minutes 00 Seconds East 220 Feet to an Existing 1/2-inch Galvanized Iron Pipe, Thence South 88 Degrees 14 Minutes 37 Seconds East 86.86 Feet to an Existing 1/2-inch Galvanized Iron Pipe, Thence South 1 Degree 41 Minutes 00 Seconds West 219.94 Feet, Thence North 88 Degrees 17 Minutes 00 Seconds West 86.93 Feet to the Point of Beginning, Containing .44 Acres of Land in the Southeast Quarter of the Northeast Quarter of Said Section 2, All Lying in Columbia County, Arkansas

More Commonly Known As: 412 W. University, Magnolia, AR 71753.

On November 10, 2011, David Lee Richards executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Bank of England, which was recorded on November 15, 2011, in Record Book 347 at Page 962 in the real estate records of Columbia 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

