

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

Grantor: Standley, Travis M. and Standley, Cortney B.

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 Tuesday, July 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 Greene County Courthouse, 320 West Court, Paragould, 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:

That part of the East Half of the North Half of the Southeast Quarter of the Southwest Quarter and that part of the North Half of the Southwest Quarter of the Southeast Quarter of Section 24, Township 17 North, Range 4 East, described as follows: Beginning at the Southeast corner said East Half of the North Half of the Southeast Quarter of the Southwest Quarter of said Section, Township and Range, run thence West 130 feet, run thence North 2 degrees 00 minutes East 321.6 feet, run thence South 89 degrees 45 minutes East 252 feet, run thence South 71 degrees 27 minutes East 166 feet, run thence South 40 degrees 00 minutes East 70 feet, run thence South 2 degrees 28 minutes East 114 feet, run thence South 5 degrees 13 minutes West 100 feet, run thence West 332 feet to the point of beginning, containing 3.25 acres, more or less.

More Commonly Known As: 335 Greene Road 615, Paragould, AR 72450.

On August 9, 2012, Travis M. Standley and Cortney B. Standley executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for First National Bank, which was recorded on August 15, 2012, as Instrument No. 201206689 in the real estate records of Greene 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

Standley, Travis M. and Standley, Cortney B.
Case: 107983-1

