

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

Grantor: Simpson, Dexter L. and Simpson, Cara B.

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 Thursday, July 20, 2023, at or about 9:00 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 Lawrence County Courthouse, 315 West Main St., Walnut Ridge, 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 1:

Beginning at the Northwest corner of the Northwest Quarter (NW 1/4) of Section Twenty-Eight (28), Township Seventeen (17) North, Range One (1) East of the Fifth Principal Meridian and running East on the Section line 770 feet to the point of beginning; thence East along same Section line 110 feet; thence South 218 feet; thence West 110 feet; thence North 218 feet to the point of beginning.

TRACT 2:

A parcel of land situated in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty Eight (28), Township Seventeen (17) North, Range One (1) East of the 5th Principal Meridian more particularly described as follows: Commencing at the Northwest corner of said Quarter section, thence East 660 Feet; thence South 218 feet for the real point of beginning, thence East 220 feet, thence South 278 feet; thence West 220 feet: thence North 278 feet to the point of beginning, containing 1.4 acre more or less.

More Commonly Known As: 720 Lawrence 438, Walnut Ridge, AR 72476.


On September 26, 2006, Dexter L. Simpson and Cara B. Simpson executed a security instrument in favor of First Continental Mortgage Corp., which was recorded on September 28, 2006, in Record Book 162 at Page 164 re-recorded on November 29, 2006 in Record Book 163 at Page 337 in the real estate records of Lawrence 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 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 8, 2023

Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207
Phone: 888-217-5535

By: 
Stephen P. Lowman

ACKNOWLEDGMENT

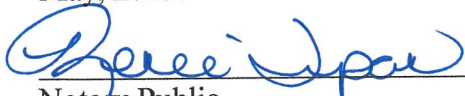
STATE OF ARKANSAS)

) ss.

COUNTY OF PULASKI)

On this 8th day of May, 2023, before me, Renee Tyson, 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 8th day of May, 2023.


Notary Public



Simpson, Dexter L. and Simpson, Cara B.
Case: 107998-1