

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

**Grantor:** Treat, Wesley and Treat, Destiny Michelle

**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, July 26, 2023, at or about 11:00 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 Benton County Courthouse, 102 Northeast A Street, Bentonville, 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:

A part of Tract 3, Phillips Creek Subdivision, as shown in Plat Record S at Page 71 as filed in the Benton County Circuit Clerk's Office, being more particularly described as follows: Beginning at the SE Corner of Tract 3, thence North 88 degrees 20 minutes 00 seconds West 329.30 feet, thence North 15 degrees 26 minutes 39 seconds East 114.67 feet. thence North 42 degrees 54 minutes 23 seconds East 138.30 feet, thence South 54 degrees 01 minutes 47 seconds East 231.40 feet, thence South 11 degrees 22 minutes 00 seconds East 87.21 feet to the Point of Beginning, containing 1.06 acres, more or less. Subject to covenants, easements and right of ways of record, if any. Shown on Plat Record 25 at Page 93.

More Commonly Known As: 10887 Phillips Creek Rd., Lowell, AR 72745-8772.

On December 1, 2020, Wesley Treat and Destiny Michelle Treat executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for Cornerstone Home Lending, Inc., which was recorded on December 4, 2020, as Instrument No. L202079373 in the real estate records of Benton 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

Treat, Wesley and Treat, Destiny Michelle  
Case: 107997-1

