

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

Grantor: Carpenter, Angela and Carpenter, Clifton

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 Thursday, May 18, 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 Johnson County Courthouse, 215 W. Main St., Clarksville, 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 LOTS 3 AND 4 OF PERRY ADDITION TO THE CITY OF LAMAR, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 03-19-2009, FOR GAYLON MADEWELL, JOB #09-142):

COMMENCING AT THE EAST MOST CORNER OF SAID LOT 4, THENCE ALONG THE SOUTHEAST LINE THEREOF SOUTH 49 DEGREES 30 MINUTES 00 SECONDS WEST 80.03 FEET TO A SET IRON PIN FOR THE TRUE POINT OF BEGINNING, THENCE CONTINUING SOUTH 49 DEGREES 30 MINUTES 00 SECONDS WEST 118.44 FEET TO A SET IRON PIN IN LINE WITH AN EXISTING FENCE FOR THE SOUTH MOST CORNER OF SAID LOT 4, THENCE ALONG THE SOUTHWEST LINE THEREOF NORTH 41 DEGREES 28 MINUTES 58 SECONDS WEST 300.38 FEET TO A FENCE CORNER POST, THENCE NORTH 50 DEGREES 32 MINUTES 42 SECONDS EAST 114.90 FEET TO A SET IRON PIN. THENCE SOUTH 42 DEGREES 10 MINUTES 22 SECONDS EAST 298.36 FEET TO THE POINT OF BEGINNING, CONTAINING 0.80 ACRES, MORE OR LESS.

More Commonly Known As: 515 South Cumberland Street, Lamar, AR 72846.

On April 3, 2009, Angela Carpenter and Clifton Carpenter executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc ("MERS") solely as nominee for First Security Bank., which was recorded on April 6, 2009, in Record Book 2009-8 at Page 38 in the real estate

Carpenter, Angela and Carpenter, Clifton
Case: 107881-1

records of Johnson County, Arkansas and is now held by WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST.

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 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.

