

2024R-00001020
I certify that this instrument
was filed on
04/26/2024 01:40 PM and
recorded in EASTERN district
ANGELA SELF
Circuit Clerk - Clay County, AR

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-003759

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL
YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION
IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY
WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST
YOU**

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL
BE USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on July 05, 2024, at or about 11:00 AM, the subject real property described herein below will be sold at the Main Entrance of the Clay County Courthouse, 151 S. 2nd Ave, Piggott, AR 72454 to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH THE TIME OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Clay County, Arkansas more particularly described as follows:

ALL OF LOT TEN (10); AND THE WEST ONE-HALF OF LOT NINE (W1/2 9); AND THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF LOT NINE (S1/2 E1/2 9), ALL IN BLOCK SEVEN (7) OF BARE'S SECOND ADDITION TO THE CITY OF PIGGOTT, ARKANSAS.

Street Address: 162 S 10th Ave Piggott AR 72454

WHEREAS on May 8, 2023, Brent A. Davis and Heather Davis, Husband and Wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for DAS Acquisition Company, LLC. Said Mortgage was recorded on May 9, 2023, in Book 217, Page 1592 in the real property records of Clay County, Arkansas. Said Mortgage was assigned to Village Capital & Investment LLC by virtue of an assignment dated February 26, 2024, and recorded on March 15, 2024, as Instrument 2014R-50628 in the real property records of Clay County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Village Capital & Investment LLC 2550 Paseo Verde Parkway, Ste 100 Henderson NV 89074 at Telephone No. 1-866-933-4654 ; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due October 1, 2023, and each subsequent payment to date are now due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness. This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back liens 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.

WITNESS my hand this 25 day of April 2024. Village Capital & Investment LLC, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012081
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-003759

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 25th day of April 2024, before me, the undersigned officer, personally appeared Kevin Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 4/14/2033

