

reference



L202300646
DALLAS CO, AR FEE \$165.00
PRESENTED: 07-12-2023 01:59:34 PM
RECORDED: 07-12-2023
DORI KEETON
CIRCUIT CLERK
BY: CAROLINE GIVENS
DEPUTY CLERK

BK: DM 75
PG: 288-290



L202300647
DALLAS CO, AR FEE \$15.00
PRESENTED: 07-12-2023 01:59:35 PM
RECORDED: 07-12-2023
DORI KEETON
CIRCUIT CLERK
BY: CAROLINE GIVENS
DEPUTY CLERK

BK: DM 75
PG: 291-291

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-014149

**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 October 10, 2023 at or about 12:30PM, the subject real property described herein below will be sold at the Main Entrance of the Dallas County Courthouse, 206 W 3rd Street, Fordyce, AR 71742 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 Dallas County, Arkansas more particularly described as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DALLAS, STATE OF ARKANSAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT TWELVE (12) OF RUSSELL'S ADDITION TO THE CITY OF FORDYCE, ARKANSAS, RUN SOUTH ALONG THE EAST SIDE OF OAKLEY STREET EXTENDED 55 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED, THENCE RUN EAST PARALLEL TO THE NORTH LINE OF LOT 12 OF SAID ADDITION A DISTANCE OF 209 FEET TO THE FENCE, THENCE SOUTH ALONG SAID FENCE A DISTANCE OF 104 FEET, THENCE WEST PARALLEL TO THE NORTH LINE 209 FEET TO THE EAST LINE OF OAKLEY STREET EXTENDED, THENCE NORTH

ALONG THE EAST LINE OF SAID STREET A DISTANCE OF 104 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT THE SOUTHWEST CORNER OF LOT TWELVE (12) OF RUSSELL'S ADDITION TO THE CITY OF FORDYCE, ARKANSAS. RUN SOUTH ALONG THE EAST LINE OF OAKLEY STREET EXTENDED 55 FEET, THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 12 IN SAID ADDITION 209 FEET TO THE FENCE. THENCE NORTH ALONG THE FENCE 20 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 12 IN SAID ADDITION, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 12 TO POINT OF BEGINNING.

Street Address: 110 N Oakley St Fordyce AR 71742

WHEREAS on November 29, 2021 Karlos W. Williams, an unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Solutions of Colorado, LLC. Said Mortgage was recorded on December 1, 2021 in Book DM 66, Page 688-701 and as instrument number L202101129 in the real property records of Dallas County, Arkansas. The Mortgage was subsequently assigned to Mortgage Solutions of Colorado LLC, DBA Mortgage Solutions Financial by virtue of an assignment dated January 13, 2023 and recorded on January 25, 2023 in Book DM 72, Page 479-480 and as instrument number L202300083 in the real property records of Dallas County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Mortgage Solutions Of Colorado, LLC, D.B.A Mortgage Solutions Financial 500 South Broad Street, Suite #100A Meriden CT 06450 at Telephone No. 203-295-7629; 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 August 1, 2022, 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.

THIS SPACE INTENTIONALLY LEFT BLANK

WITNESS my hand this 11th day of July, 2023.
Mortgage Solutions Of Colorado, LLC, D.B.A Mortgage Solutions Financial, by its attorney-in-fact,
Albertelli Law



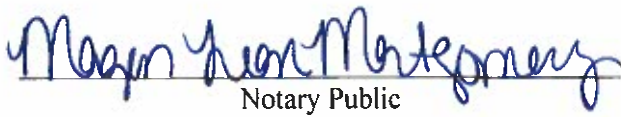
James McPherson, Esq. AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-014149

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11 day of July, 2023, before me, the undersigned officer,
personally appeared James McPherson, 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

