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2023-2176  
04/13/2023  
10:33 AM  
VICKIE BISHOP  
Circuit Clerk  
FULTON County, AR  
1 of 3

*Vickie Bishop*

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-000336

**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 June 15, 2023 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Fulton County Courthouse, 131 N. Pickren St., Salem, AR 72576-0219 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 Fulton County, Arkansas more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (PT. NE 1/4 SW 1/4) OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 9 WEST OF 5TH PM IN FULTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SOUTHWEST QUARTER (NE 1/4 SW 1/4) SECTION 35, THENCE NORTH 443.4 FEET, THENCE WEST 15 FEET TO WEST R/W OF HIGHWAY #9, THENCE NORTH 31 DEGREES 30 MINUTES EAST 420 FEET WITH WEST R/W HIGHWAY #9 TO POINT OF BEGINNING. THENCE NORTH 31 DEGREES 30 MINUTES EAST 140 FEET WITH WEST R/W HIGHWAY #9, THENCE NORTH 80 DEGREES 30 MINUTES WEST 214.50 FEET, THENCE SOUTH 31 DEGREES 30 MINUTES WEST 100 FEET, THENCE SOUTH 69 DEGREES 58 MINUTES 11 SECONDS EAST 202.93 FEET TO POINT OF BEGINNING.

Street Address: 9249 Hwy 9 S Salem AR 72576

WHEREAS on June 15, 2021 Shannon Robertson and Patrick Taylor, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation said Mortgage was recorded on June 16, 2021 as instrument number 2021-2875 in the real property records of Fulton County, Arkansas. Said mortgage was subsequently assigned to Village Capitol & Investments by virtue of an assignment dated January 27, 2023 and recorded on February 6, 2023 as instrument number 2023-1297 in the real property records of Fulton 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. 800-619-0823; 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 September 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 11<sup>th</sup> day of April, 2023. Village Capital & Investment LLC, by its attorney-in-fact, Albertelli Law

  
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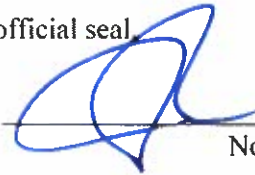
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-000336

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 11<sup>th</sup> day of April, 2023, 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: 10-6-27

