

NOTICE OF DEFAULT AND INTENTION TO SELL

Filed: 07/26/2023 08:00 AM

Jackson County, Arkansas

Barbara Hackney, Circuit Clerk

By: DONNA SIMMONS D.C.

Pages: 3 160.00

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Prepared by:
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LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-006367

**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 September 27, 2023, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Jackson County Courthouse, 208 Main Street, Newport, AR 72112 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 Jackson County, Arkansas more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 1 WEST, JACKSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4); THEN RUN SOUTH 88 DEGREES 50' 44" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER NORTHWEST QUARTER (NE 1/4 NW 1/4), 104.00 FEET; THEN RUN SOUTH 01 DEGREES 09' 16" WEST, 115 FEET; THEN RUN NORTH 88 DEGREES 50' 44" WEST, ALONG A CONCRETE RETAINING WALL, 104.00 FEET; THEN RUN NORTH 01 DEGREES 09' 16" EAST, 115.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRE, MORE OR LESS, AND SUBJECT TO ALL EXISTING RIGHT-OF-WAYS AND EASEMENTS.

Street Address: 13898 E Highway 18 Newport AR 72112

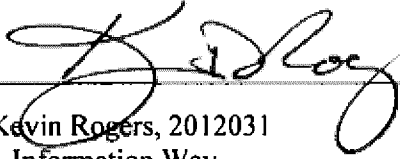
WHEREAS on April 29, 2022, Bryce Powers and Callie Densmore, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for DAS Acquisition Company, LLC. Said Mortgage was recorded on May 9, 2022, as instrument number R-2022-0935 in the real property records of Jackson County, Arkansas. The Mortgage was subsequently assigned to Village Capital & Investment LLC as mortgagee, by virtue of an assignment dated June 12, 2023, and recorded on June 16, 2023, as instrument number R-2023-1062 in the real property records of Jackson 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. ; 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 February 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.

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WITNESS my hand this 25 day of July, 2023. Village Capital & Investment LLC, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-006367

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 25 day of July, 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: 4/14/2033

