

2023R000631

NOTICE OF DEFAULT - INTENTION TO SELL

RECORDED ON

04/13/2023 10:47 AM

LAUREN ABNEY - CIRCUIT CLERK

LITTLE RIVER COUNTY, AR

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Prepared by:
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1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-001017

**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 16, 2023, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Little River County Courthouse, 351 North Second St., Ashdown, AR 71822 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 Little River County, Arkansas more particularly described as follows:

BEING ALL OF BLOCK 15, ALL OF LOTS 1-6 IN BLOCK 16 AND THE EAST 52.5 FEET OF THE PUBLIC SQUARE, ALL IN RICHMOND, LITTLE RIVER COUNTY, ARKANSAS.

AND

THE NORTH TEN FEET (10') OF THAT PORTION OF MAIN STREET LYING ALONG BLOCKS FIFTEEN (15) AND SIXTEEN (16) OF THE PLATTED TOWN OF RICHMOND, LITTLE RIVER COUNTY, ARKANSAS.

Street Address: 992 Little River 17 Ashdown AR 71822

WHEREAS on April 1, 2021, Zachory Allen Williamson, a single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation said Mortgage was recorded on April 5, 2021, as instrument number 2021R000594 in the real property records of Little River County, Arkansas. Said Mortgage was subsequently assigned to Village Capital &

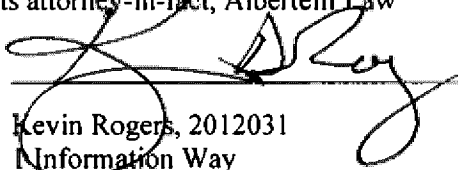
Investment LLC by virtue of a Corporate Assignment of Mortgage dated March 22, 2023, and recorded on March 28, 2023, as instrument number 2023R000547 in the real property records of Little River County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating 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 July 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.

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WITNESS my hand this 11 day of April, 2023.
Village Capital & Investment LLC, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-001017

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11th day of April, 2023, before me, the undersigned officer,
personally appeared Kevin D. 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

