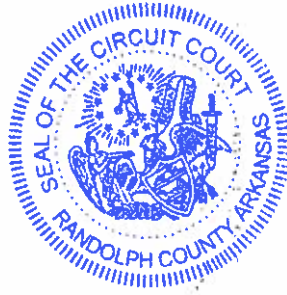


Recording Date/Time: 09/14/2023 at 03:33:29 PM

Series: MTG Book: B-24 Page: 641



Debbie Wise

Debbie Wise, Circuit Clerk & Recorder

By: *Shaunta Hamilton* D.C.



2 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-007878

**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 November 15, 2023 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Randolph County Courthouse, 107 W. Broadway, Pocahontas, AR 72455 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 Randolph County, Arkansas more particularly described as follows:

THE NORTH TEN (10) ACRES OF THE SOUTHEAST QUARTER (SE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY
(20) NORTH, RANGE TWO (2) WEST.

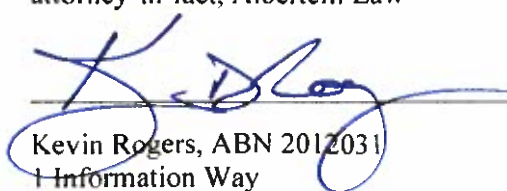
Street Address: 3005 Mcilroy Rd Pocahontas AR 72455

WHEREAS on October 13, 2022 Charles T. Parker, Jr, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for DAS Acquisition Company, LLC. The said Mortgage was recorded on October 25, 2022 in Book N-23, Page 317, in the real property records of Randolph County, Arkansas. Said Mortgage was subsequently assigned to Village Capital & Investment LLC by virtue of an assignment dated August 16, 2023 and recorded on August 29, 2023 in Book B-24, Page 165 in the real property records of Randolph 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. (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 March 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 11 day of September, 2023. Village Capital & Investment LLC, by its attorney-in-fact, Albertelli Law


Kevin Rogers, ABN 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-007878

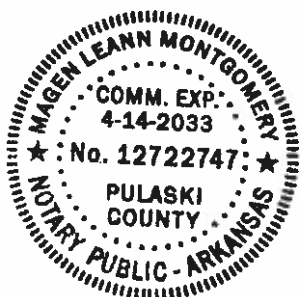
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

§
§

On this 11 day of September, 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