



Clerk's Certification of Record  
 State of Arkansas - Yell County - Dardanelle District  
 I, SHARON BARNETT, Circuit Clerk and Recorder  
 Recorder of this County, do hereby certify that this instrument was  
 filed for the records of  
 12/07/2021 at 09:02 AM  
 and the same is duly recorded in  
 Book 610 Pages 708 - 709  
 Witness my hand and the seal of this Court  
 12/07/2021 09:15 AM  
 SHARON BARNETT  
 Circuit Clerk and Recorder  
 by m. Ray 00

(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 21-008303

**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 February 22, 2022, at or about 3:00PM, the subject real property described herein below will be sold at the Main Entrance of the Yell County Courthouse, 108 Union Street, Dardanelle, AR 72834 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 Yell County, Arkansas more particularly described as follows:

LOT 38, PARKHILL REPLAT II TO CITY OF DARDANELLE, ARKANSAS.

Street Address: 808 Trails End St., Dardanelle, AR 72834

WHEREAS on August 10, 2018, Jose Ortiz Ramos, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc as a nominee for Pilgrim Mortgage LLC. Said Mortgage was recorded on August 14, 2018, in Book 579 at Page 431 in the real property records of Yell County, Arkansas. The Mortgage was subsequently assigned to First Guaranty Mortgage Corporation by virtue of an assignment dated November 4, 2019, and recorded on November 4, 2019, in Book 589 at Page 336 in the real property records of Yell County, Arkansas. The Mortgage was subsequently assigned to The Money Source Inc. by virtue of an assignment dated December 14, 2021, and recorded on December 17, 2021, in Book 610 at Page 509 in the real property records of Yell County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: The Money Source Inc. 500 South Broad Street, Suite #100A Meriden CT 06450 at Telephone No. 203-295-7629;

1010

708


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 October 1, 2019, 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 20<sup>th</sup> day of December, 2021.

The Money Source, Inc., by its attorney-in-fact, Albertelli Law

  
\_\_\_\_\_  
James McPherson, Esq., 2011038  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 21-008303


ACKNOWLEDGEMENT

STATE OF ARKANSAS            §  
COUNTY OF PULASKI       §



On this 22<sup>nd</sup> day of December, 2021, 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: 7/25/2024

Sharon Barnett  
P.O. Box 219  
Danville, AR 72833

Yell County, Arkansas  
NORTH RECEIPTS Receipt 36327

# PAID RECEIPT

If payment is made by check and same is not honored on presentation, receipt is null and void.

Payment received : 12/27/2021 9:09:00 AM

Received by : MLR

Paid By : ALBERTELLI LAW

Notes: NOD  
RECORDING FEE  
2 MORE BOOKS

ALBERTELLI LAW

Reference # :

Item #	Item Code	Description	Date	Qty	Amount	Total
1	CC-DEFAULT	NOTICE OF DEFAULT NOD RECORDING + 2BK/PG	12/27/2021	1	\$190.00	\$190.00

**Total Due : \$190.00**

Cash	\$0.00
Check 512752	\$190.00
Credit Card	\$0.00
<b>Total Rec'd</b>	<b>\$190.00</b>