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Prepared by
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-009090

**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 25, 2019 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Garland County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GARLAND, CITY OF HOT SPRINGS VILLAGE, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS:

LOT 17, BLOCK 2, NEVADO SUBDIVISION, HOT SPRINGS VILLAGE, GARLAND COUNTY, AR.

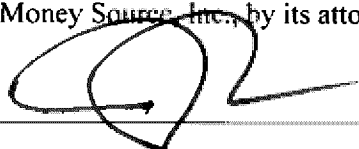
Street Address: 5 Reinosia Ln Hot Springs Village AR 71909

WHEREAS on June 24, 2016 Emmett W. Cox and Anita J. Cox, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for The Federal Savings Bank. Said Mortgage was recorded on July 11, 2016 in Book 3760 at Page 547 in the real property records of Garland County, Arkansas. The Mortgage was subsequently assigned to The Money Source Inc. by virtue of an assignment dated April 15, 2019 and recorded on April 19, 2019 in Book 4040 at Page 0881 in the real property records of Garland 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; 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, and the same is now therefore wholly 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 19th day of April, 2019.
The Money Source, Inc., by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-009090

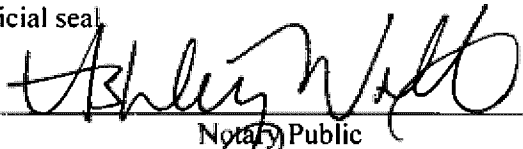


ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 19th day of April, 2019, 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:

4-27-2026

Trans: 261746

Total Fees: \$160.00

Garland County, AR

I certify this instrument was Electronically filed
on 04/22/2019 9:29AM

in DEED Book 4041 Pages 0122 - 0124

Jeannie Pike - Circuit Clerk