

Doc Num 2019010188

\$180.00

10/23/2019 11:08:45

Filed & Recorded in the Official Records of
SHARON BLOUNT BAKER, CIRCUIT CLERK
BY: CHERRYN MAJONE

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Prepared by:
ALBERTELLI LAW
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SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-022146

**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 January 3, 2020 at or about 1:00PM, the subject real property described herein below will be sold inside the Main Street Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 Crawford County, Arkansas more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 32 WEST, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT WHERE THE EAST RIGHT OF WAY OF THE IMPROVEMENT ROAD CROSSES THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY LINE OF THE NEW IMPROVEMENT ROAD 300 FEET, THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON THE FIRE ROAD 210 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE IN A SOUTHERLY DIRECTION ALONG THE FIRE ROAD TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE WEST TO THE PLACE OF BEGINNING, LESS AND EXCEPT THAT PART DEEDED TO ROBERT B. ROSE AND PAT ROSE IN DEED RECORD 220, PAGE 167.

ALSO, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 32 WEST, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT WHERE THE EAST RIGHT OF WAY LINE OF THE IMPROVEMENT ROAD CROSSES THE SOUTH LINE OF SAID NE/4 NW/4; THENCE IN A NORTHERLY DIRECTION ALONG SAID EAST RIGHT OF WAY LINE 300 FEET FOR A POINT OF BEGINNING; THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON THE FIRE ROAD 210 FEET NORTH OF THE SOUTH LINE OF SAID NE/4 NW/4; THENCE IN A NORTHERLY DIRECTION TO A POINT 420 FEET NORTH OF THE SOUTH LINE OF SAID NE/4 NW/4; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID IMPROVEMENT ROAD 210 FEET NORTH OF THE POINT OF BEGINNING; THENCE IN A SOUTHERLY DIRECTION ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

ALSO, PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 32 WEST, DESCRIBED AS BEGINNING AT A POINT WHERE THE EAST RIGHT OF WAY LINE OF IMPROVEMENT ROAD CROSSES THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 210 FEET; THENCE EAST 210 FEET; THENCE SOUTH 210 FEET; THENCE WEST 210 FEET TO THE PLACE OF BEGINNING LESS AND EXCEPT ANY PART WHICH MIGHT LIE SOUTH AND EAST OF THE WIRE ROAD, CRAWFORD COUNTY, ARKANSAS.

Street Address: 16732 Liberty Hill Rd Natural Dam AR 72948

WHEREAS on October 21, 2015 Brian D. Moore, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for 1st Capital Mortgage, LLC. Said Mortgage was recorded on October 23, 2015 as instrument number 2015009635 in the real property records of Crawford County, Arkansas. The Mortgage was subsequently assigned to The Money Source, Inc. by virtue of an assignment dated October 16, 2019, and recorded October 21, 2019 as instrument number 2019010085 in the real property records of Crawford 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

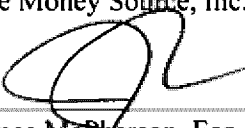
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 23rd day of October, 2019.

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

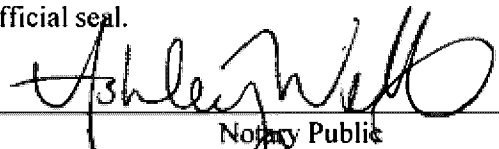

James McPherson, Esq., AR2011038
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Little Rock, AR 72202
501-406-0855
A LAW No. 19-022146

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

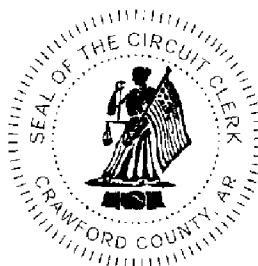
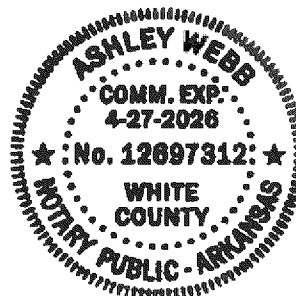
On this 23rd day of October, 2019, before me, the undersigned officer, personally appeared James McPherson, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 4-27-2026



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF CRAWFORD
I hereby certify that this instrument was
Filed and Recorded in the Official Records
Doc Num 2019010188
10/23/2019 11:08:45 AM
SHARON BLOUNT BAKER
CRAWFORD COUNTY CIRCUIT CLERK
BY: CHERILYN MALONE