

CERTIFICATE OF RECORD  
DOCUMENT NUMBER: 2020-01363  
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POPE COUNTY, ARKANSAS  
RACHEL L. OERTLING  
SARAH SHELTON, D.C.  
PAGES: 3  
FEE: \$ 195.00

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Prepared by:  
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1 INFORMATION WAY  
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(501) 406-0855  
ALAW File 20-003928

**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 April 21, 2020 at or about 1:00PM, the subject real property described herein below will be sold inside the W. B Street Entrance of the Pope County Courthouse, 100 W. Main, Russellville, AR 72801 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 Pope County, Arkansas more particularly described as follows:

A PART OF THE EAST HALF OF THE NE1/4 OF SECTION 31, T -8-N, R -19-W, IN POPE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF THE EAST HALF OF THE NE1/4; THENCE NORTH, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1396.30 FEET TO THE CENTERLINE OF CROW MOUNTAIN ROAD; THENCE S 85 DEGREES 51 MINUTES 0 SECONDS E, ALONG SAID CENTERLINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE S 85 DEGREES 51 MINUTES 00 SECONDS E, ALONG SAID CENTERLINE, A DISTANCE OF 200.00 FEET; THENCE S 08 DEGREES 42 MINUTES 25 SECONDS W, A DISTANCE OF 287.00 FEET; THENCE N 74 DEGREES 36 MINUTES 30 SECONDS W, A DISTANCE OF 208.00 FEET; THENCE N 10 DEGREES 22 MINUTES 54 SECONDS E, A DISTANCE OF 247.00 FEET TO THE POINT OF BEGINNING. ALSO SOMETIMES KNOWN AS LOT 2 CROW MOUNTAIN ACRES.

Street Address: 2942 Crow Mountain Rd, Russellville, AR 72802

WHEREAS on October 13, 2017 Jennifer Addison and Steven R. Addison, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for American Financing Corporation. Said Mortgage was recorded on October 19, 2017 as instrument number 2017-06069 in the real property records of Pope County, Arkansas. The Mortgage was re-recorded on May 23, 2010 as instrument number 2010-04164 in the real property records of Pope County, Arkansas. The Mortgage was subsequently assigned to The Money Source, Inc. by virtue of an assignment dated September 30, 2019 and recorded on October 10, 2019 as instrument number 2019-08219 in the real property records of Pope 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.

**\*\*THIS SPACE INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 20 day of February, 2020.  
The Money Source, Inc., by its attorney-in-fact: Albertelli Law

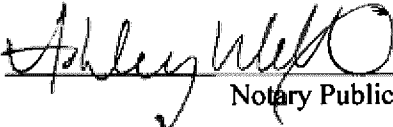
  
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501-406-0855  
A LAW No. 20-003928

ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 20<sup>th</sup> day of February, 2020, 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

