

2021R-001544
FILED
FOR RECORD
FRANKLIN COUNTY CIRCUIT CLERK

RECORDED ON:
06/09/2021 01:43:32 PM
DISTRICT: OZARK

JANICE KING
CLERK & EX-OFFICIO RECORDER
BY: ELIZABETH GABLE D.C.

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-002836

**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 August 12, 2021 at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Franklin County Courthouse, 211 West Commercial, Ozark, AR 72949 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 Franklin County, Arkansas more particularly described as follows:

A CERTAIN TRACT OF LAND LOCATED IN BLOCK 20 OF BOLES ADDITION TO THE CITY OF OZARK IN FRANKLIN COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A SET 1/2 INCH REBAR AT THE NW/CORNER OF SAID BLOCK 20; THENCE SOUTH 86 DEGREES 13 MINUTES 54 SECONDS EAST 99.63 FEET ALONG THE NORTH LINE THEREOF TO A SET 1/2 INCH REBAR IN LINE WITH A CHAIN LINK FENCE TO THE SOUTH THENCE SOUTH 09 DEGREES 19 MINUTES 56 SECONDS WEST 216.13 FEET ALONG SAID FENCE TO THE CENTERLINE (C/L) OF GAR CREEK SAID POINT BEING SOUTH 09 DEGREES 19 MINUTES 56 SECONDS WEST 25.00 FEET FROM A SET 1/2 INCH REBAR THENCE NORTH 69 DEGREES 31 MINUTES 34 SECONDS WEST 100.89 FEET ALONG SAID C/L TO A POINT ON THE EAST RIGHT OF WAY (R/W) OF STATE HIGHWAY 219 SAID POINT BEING SOUTH 09 DEGREES 16 MINUTES 44 SECONDS WEST 25.00 FEET FROM A SET 1/2 INCH REBAR THENCE NORTH

09 DEGREES 16 MINUTES 44 SECONDS EAST 186.98 FEET ALONG SAID R/W
TO THE POINT OF BEGINNING.

Street Address: 207 W. Spring St., Ozark, AR 72949

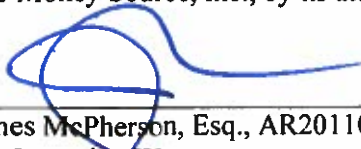
WHEREAS on March 2, 2020 Jerry Sanford, A Single Person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for New Day Financial LLC. Said Mortgage was recorded on March 11, 2020 as instrument number 2020R-000618 in the real property records of Franklin County (Ozark), Arkansas. The Mortgage was subsequently assigned to The Money Source Inc. by virtue of an assignment dated April 23, 2021, and recorded on May 11, 2021 as instrument number 2021R-001255 in the real property records of Franklin County (Ozark), 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, specifically the installment due December 1, 2020, 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.

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WITNESS my hand this 4th day of June, 2021.
The Money Source, Inc., by its attorney-in-fact, Albertelli Law



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1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 21-002836

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 4th day of June, 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: 4-27-26

