

CERTIFICATE OF RECORD
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POPE COUNTY, ARKANSAS
RACHEL L. OERTLING
MAEGHAN FLORES
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FEE: \$ 160.00

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ALAW File 21-007182

**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 31, 2022, at or about 1:00PM, the subject real property described herein below will be sold at the Main 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 DAY 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:

LOT 2, BLOCK 3, UNIVERSITY ESTATES, PHASE I, TO THE CITY OF RUSSELLVILLE,
POPE COUNTY, ARKANSAS.

Street Address: 1514 N Knoxville Ave., Russellville, AR 72801

WHEREAS on April 22, 2015, Randy McClaren, an unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc as a nominee for Residential Acceptance Corporation said Mortgage was recorded on April 29, 2015, as instrument number 2015-19-00258 in the real property records of Pope County, Arkansas. The Mortgage was subsequently assigned to First Guaranty Mortgage Corporation by virtue of an assignment dated March 3, 2017, and recorded on March 10, 2017, as instrument number 2017-11-00471 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 October 26, 2021, and recorded on October 28, 2021, as document number 2021-10355 in the real property records of Pope

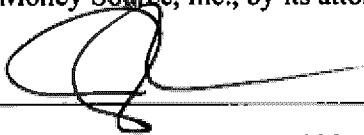
County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: The Money Source Inc. 500 South Broad Street, Suite #100A, Meriden, CT 06450 at Telephone No. 203-295-7629; and

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, specifically the installment due April 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.

WITNESS my hand this 9th day of November, 2021.

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



James McPherson, Esq., 2011038
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Little Rock, AR 72202
501-406-0855
A LAW No. 21-007182

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 9th day of November, 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.

My Commission Expires: 7/25/2024

Mary Gray
Notary Public