



2022002749

GREENE CO, AR FEE \$20.00

PRESENTED: 04-04-2022 02:43:07 PM

RECORDED: 04-04-2022 02:43:07 PM

JAN GRIFFITH

CIRCUIT CLERK

BY: CHEYONNA GASSAWAY

DEPUTY CLERK

NOTICE OF DEFAULT

2 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-001517

**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 6, 2022 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Greene County Courthouse, 320 W. Court Street, Paragould, AR 72450 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 Greene County, Arkansas more particularly described as follows:

LOT TWELVE (12) OF THORNE'S FIRST ADDITION TO THE CITY OF MARMADUKE, ARKANSAS, LESS AND EXCEPT THAT PORTION OF THE PREMISES IN THE NORTHEAST CORNER OF THE PROPERTY WITHIN THE BOUNDS OF INDUSTRIAL STREET.

SUBJECT TO ANY EXISTING ROAD INCLUDING THE ROADWAY EASEMENT
AND SUBJECT TO ANY EXISTING UTILITY EASEMENTS

Street Address: 400 Long St Marmaduke AR 72443

WHEREAS on April 9, 2020 Russell Jones, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc as a nominee for DAS Acquisition Company, LLC. Said Mortgage was recorded on April 10, 2020 as instrument number 202002440 in the real property records of Greene County, Arkansas. The Mortgage was subsequently assigned to The Money Source Inc. by virtue of an

assignment dated March 22, 2022 and recorded on March 31, 2022 as instrument number 2022002658 in the real property records of Greene 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 May 1, 2021, 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.

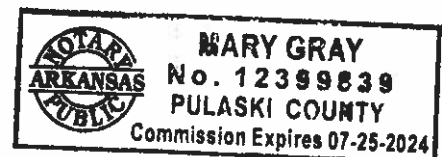
WITNESS my hand this 1st day of April, 2022.
The Money Source Inc., by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-001517

ACKNOWLEDGEMENT

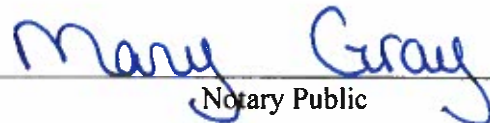
STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 1st day of April, 2022, 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: 7/25/2024