

**2023002260**  
**GREENE CO. AR FEE \$175.00**  
PRESENTED & RECORDED  
**04/12/2023 08:23:27**  
LESA GRAMLING  
CIRCUIT CLERK  
BY: SAMANTHA FLANERY  
DEPUTY CLERK

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Prepared by:  
ALBERT ELLIOTT  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-002846

**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 16, 2023, 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 34 OF REYNOLDS PARK PLACE TO PARAGOULD, ARKANSAS. AS REFLECTED  
BY THE PLAT RECORDED IN PLAT CABINET "A" PAGE 203B AMONG THE LAND  
RECORDS OF GREENE COUNTY, ARKANSAS.  
Street Address: 3406 Reynolds Park Rd Paragould AR 72450

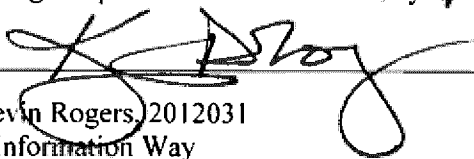
WHEREAS on August 6, 2021, Samuel Baker and Dezirae Baker, A Married Couple, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for DAS Acquisition Company, LLC said Mortgage was recorded on August 9, 2021, as instrument number 2021006208 in the real property records of Greene County, Arkansas. Said Mortgage was subsequently assigned to Village Capital & Investment LLC by virtue of an assignment dated March 23, 2023, and recorded on March 31, 2023, as instrument number 2023002049 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: Village

Capital & Investment LLC 2550 Paseo Verde Parkway, Ste 100 Henderson NV 89074 at Telephone No. 1-866-933-4654

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 November 1, 2022, 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 11 day of April, 2023.  
Village Capital & Investment LLC, by its attorney-in-fact, Albertelli Law

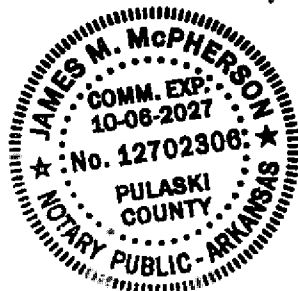
  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-002846

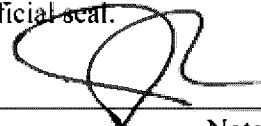
#### ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 11<sup>th</sup> day of April, 2023, before me, the undersigned officer, personally appeared Kevin D. Rogers, 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: 10-6-27