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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-001905

**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 05, 2023 at or about 10:00AM. the subject real property described herein below will be sold at the Main Entrance of the Union County Courthouse, 101 N. Washington, El Dorado, AR 71730 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 Union County, Arkansas more particularly described as follows:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 22, TOWNSHIP 16 SOUTH, RANGE 14 WEST, UNION COUNTY, ARKANSAS,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF  
THE NORTHWEST QUARTER AND RUNNING N 86 DEGREES 30'10" E 1863.00 FEET TO  
A 1/2" REBAR AS THE POINT OF BEGINNING:

THENCE N 08 DEGREES 19'44" W 123.74 FEET TO A 1/5" PIPE;

THENCE, N 08 DEGREES 19'44" W 30.25 FEET TO A 1/2" PIPE;

THENCE, N 30 DEGREES 25'55" E 80.43 FEET TO A PK NAIL;

THENCE, N 84 DEGREES 04'19" E 18.59 FEET TO A 1/2" PIPE;  
THENCE, N 84 DEGREES 09'11" E 24.54 FEET TO A RAILROAD SPIKE;  
THENCE, N 63 DEGREES 12'54" E 69.18 FEET TO A 1/2" PIPE;  
THENCE, S 30 DEGREES 17'40" E 48.09 FEET TO A 5/8" REBAR;  
THENCE, S 25 DEGREES 03'53" E 110.81 FEET;  
THENCE, S 61 DEGREES 45'23" W 9.24 FEET;  
THENCE, S 70 DEGREES 29'14" W 95.01 FEET TO A 2" PIPE;  
THENCE, S 50 DEGREES 36'54" W 124.99 FEET TO THE POINT OF BEGINNING,  
CONTAINING 0.71 ACRES.  
Street Address: 922 Dugan Reed St El Dorado AR 71730

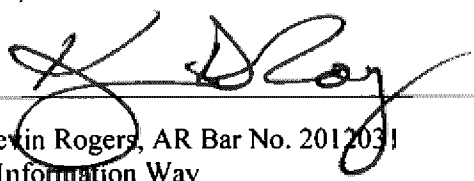
WHEREAS on October 21, 2020 Bobby G. Henry, single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc., as nominee for FirstTrust Home Loans, Inc. said Mortgage was recorded on October 22, 2020 as instrument number 2020R006862 in the real property records of Union County, Arkansas. Said Mortgage was assigned to Village Capital and Investment LLC by virtue of an assignment dated March 9, 2023, and recorded on March 15, 2023, as instrument number 2023R001685 in the real property records of Union 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. (866) 933-4654; 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 October 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.

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WITNESS my hand this 31st day of March, 2023. Village Capital & Investment LLC, by its attorney-in-fact, Albertelli Law

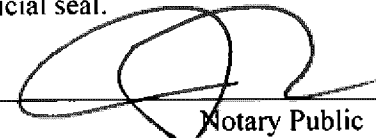
  
Kevin Rogers, AR Bar No. 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-515-7029  
A LAW No. 23-001689

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 31<sup>st</sup> day of March, 2023, before me, the undersigned officer,  
personally appeared Kevin 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  
