



I certify that this instrument was
filed on 07/12/2023 12:00 PM
and recorded in:
MISC-E Book 41
Page 578
ANGELA SELF
Circuit Clerk - Clay County, AR
by Angela Self D.C.

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-005699

**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 September 13, 2023 at or about 11:00 AM, the subject real property described herein below will be sold at the Main Entrance of the Clay County Courthouse, 151 S. 2nd Ave, Piggott, AR 72454 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 Clay County, Arkansas more particularly described as follows:

TRACT "A": THAT PART OF BLOCK 25 OF BARE'S ADDITION TO THE CITY OF PIGGOTT, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK. RUN THENCE S 63 DEGREES 54' EAST 55.7 FEET; THENCE SOUTH 129.7 FEET; RUN THENCE SOUTH 89 DEGREES 30' WEST 54.4 FEET; RUN THENCE NORTH 1 DEGREES 38' EAST 154.8 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.17 ACRES, MORE OR LESS.

TRACT "B": THAT PART OF BLOCK 25 OF BARE'S ADDITION TO THE CITY OF PIGGOTT, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK. RUN THENCE SOUTH 63 DEGREES 54' EAST 55.7 FEET TO THE TRUE POINT OF BEGINNING; RUN THENCE SOUTH 63 DEGREES 54' EAST 55.7 FEET; RUN THENCE SOUTH 104.8 FEET; RUN THENCE SOUTH 89 DEGREES 30' WEST 50.0 FEET; RUN THENCE NORTH 129.7 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS.

Street Address: 236 S 6th Ave Piggott AR 72454

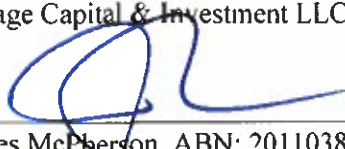
WHEREAS on December 16, 2022 Colton Groves and Reagan Groves, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for DAS Acquisition Company, LLC. Said Mortgage was recorded on December 22, 2022 in Book 216, Page 4283 in the real property records of Clay County, Arkansas. The Mortgage was re-recorded on December 29, 2022 in Book 216 at Page 4329 in the real property records of Clay County, Arkansas. The Mortgage was subsequently assigned to Village Capital & Investment LLC by virtue of an assignment dated May 31, 2023 and recorded on June 12, 2023 in Book 41, Page 533 in the real property records of Clay 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 February 1, 2023, 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 11th day of July, 2023.
Village Capital & Investment LLC, by its attorney-in-fact, Albertelli Law


James McPherson, ABN: 2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-005699

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11 day of July, 2023, 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: 4/14/2033

