

FILED Doc I.D:
2023-3552
08/07/2023
02:09 PM
VICKIE BISHOP
Circuit Clerk
FULTON County, AR
1 of 3

Vickie Bishop

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-000337

**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 October 10, 2023, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Fulton County Courthouse, 123 S. Main, Salem, AR 72576 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 Fulton County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF FULTON,
STATE OF ARKANSAS.

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4)
SECTION 36, TOWNSHIP 20 NORTH, RANGE 7 WEST BEING FURTHER DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT THAT IS IN THE CENTER OF THE SOUTH DITCH OF HEART
ROAD, WHERE IT IS INTERSECTS WITH THE WEST LINE OF SAID FORTY, CONTINUE
SOUTH ALONG THE WEST LINE OF THE FORTY TO THE SOUTHWEST CORNER OF
SAID SE 1/4 NE 1/4 (ALONG THE FENCE LINE AS IT NOW STANDS) THEN GO DUE
EAST AN APPROXIMATE DISTANCE OF 200 FEET ALONG THE SOUTH FORTY LINE
OF THE AFORESAID FORTY TO A FENCE, THEN GO IN A DIRECTION THAT IS DUE
NORTH ALONG THE FENCE ON THE EAST SIDE OF THE PROPERTY BACK TO THE

DITCH ON THE SOUTH SIDE OF HEART ROAD, THEN GO WEST ALONG THE ROAD
200 FEET, BACK TO THE POINT OF BEGINNING.

Street Address: 6225 Heart Rd Glencoe AR 72539

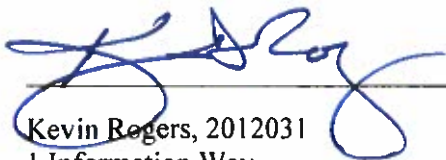
WHEREAS on July 12, 2021, Glen Alan Smith, Single Man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for DAS Acquisition Company, LLC said Mortgage was recorded on July 14, 2021, as instrument number 2021-3302 in the real property records of Fulton County, Arkansas. Said Mortgage was subsequently assigned to Village Capital & Investment LLC by virtue of an Assignment of Mortgage dated January 27, 2023, and recorded on February 6, 2023, in the real property records of Fulton 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. ; and 1-800-619-0823

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 September 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 3 day of August, 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. 23-000337

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 3 day of August, 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: 4/14/2033

