

L202402928

BENTON CO. AR FEE \$175.00

PRESENTED & E-RECORDED

01/19/2024 01:15:23 PM

BRENDA DESHIELDS

Circuit Clerk & Recorder

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-015450

**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 March 25, 2024 at or about 11:00 AM, the subject real property described herein below will be sold at the Main Entrance of the Benton County Courthouse, 102 Northeast A St., Bentonville, AR 72712 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 Benton County, Arkansas more particularly described as follows:

PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 32 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SE CORNER OF SAID SE 1/4 OF THE SW 1/4 OF SECTION 17, RUN THENCE N 89 DEGREES 57'12" W 1322.28 FEET; THENCE N 00 DEGREES 02'05" E 1011.76 FEET TO THE POINT OF BEGINNING; THENCE N 00 DEGREES 02'05" E 1551.14 FEET TO THE CENTERLINE OF THE COUNTY ROAD; THENCE ALONG SAID CENTERLINE, S 33 DEGREES 34'40" E 1744.80 FEET TO A RAILROAD SPIKE; THENCE N 82 DEGREES 02'38" W 365.07 FEET; THENCE S 89 DEGREES 00'38" W 141.51 FEET; THENCE S 81 DEGREES 28'25" W 98.31 FEET; THENCE S 70 DEGREES 17'20" W 388.41 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD ON THE EAST AND SOUTH SIDES AND ANY EASEMENTS OF RECORD OR FACT.

Street Address: 13400 Youngs Rd Gentry AR 72734

WHEREAS on June 8, 2017 Dennis L. Meadows, a single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Bear State Bank. Said Mortgage was recorded on

June 9, 2017 in Book 2017, Page 118950 in the real property records of Benton County, Arkansas. Said Mortgage was assigned to Allied First Bank SB d/b/a Servbank by virtue of an Assignment dated December 12, 2023 and recorded on December 19, 2023 as Instrument No. L202364525 in the real property records of Benton County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: ALLIED FIRST BANK, SB DBA SERVBANK 500 South Broad Street, Suite #100A Meriden CT 06450 at Telephone No. 866-867-0330; 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 July 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.

WITNESS my hand this 18th day of January, 2024, Allied First Bank sb dba Servbank, 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. 23-015450

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 18th day of January, 2024, 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



Magen Leann Montgomery
Notary Public

My Commission Expires: 4/14/2033



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202402928**
01/19/2024 01:15:23 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder