

(this space left for blank for recording)

---

Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-032375

**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 February 26, 2025 at or about 3:00PM, the subject real property described herein below will be sold at the Main Entrance of the Boone County Courthouse, 100 North Main Street, Harrison, AR 72601 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 Boone County, Arkansas more particularly described as follows:

TRACT 1:

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 19 WEST, IN BOONE COUNTY, ARKANSAS, LYING EAST AND SOUTH OF STATE HIGHWAY NUMBER 7.

TRACT 2:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE NINETEEN (19) WEST, BOONE COUNTY, ARKANSAS, DESCRIBED AS COMMENCING AT A STONE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER AT THE SOUTHWEST QUARTER OF SAID SECTION 24, THENCE SOUTH 89 DEGREES 51'11" WEST 282.77 FEET TO A 3/8" REBAR AN THE WEST SIDE OF WEST SUGARLOAF CREEK AND THE POINT OF BEGINNING,

THENCE SOUTH 21 DEGREES 06'17" WEST 107.70 FEET TO A 3/8" REBAR, THENCE SOUTH 4 DEGREES 34'10" EAST 115.09 FEET TO A 3/8" REBAR; THENCE SOUTH 26 DEGREES 14'30" EAST 185.83 FEET TO A 3/8" REBAR, THENCE SOUTH 3 DEGREES 20'58" EAST 102.84 FEET TO A 3/8" REBAR, THENCE NORTH 74 DEGREES 42'36" WEST 288.87 FEET TO A CONCRETE RIGHT-OF-WAY MARKER, THENCE NORTH 68 DEGREES 04' 56" WEST 47.86 FEET TO THE CENTERLINE OF ARKANSAS HIGHWAY NO. 7, THENCE ALONG THE CENTERLINE OF HIGHWAY NO. 7, NORTH 18 DEGREES 20' 48" WEST 181.60 FEET TO POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 577.64 FEET A CENTRAL ANGLE OF 21 DEGREES 52'35" AND A CHORD OF 219.22 FEET BEARING NORTH 7 DEGREES 46' 33" WEST, THENCE NORTHERLY ALONG SAID CURVE, A DISTANCE OF 220.55 FEET, THENCE LEAVING SAID CENTERLINE OF HIGHWAY, NORTH 89 DEGREES 51'11" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 351.30 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 3.16 ACRES, MORE OR LESS, AND SUBJECT TO RIGHT-OF-WAY FOR HIGHWAY NO. 7 ALONG THE WESTERN BOUNDARY THEREOF. SUBJECT TO ALL OTHER EXISTING EASEMENT AND ROAD RIGHT-OF-WAYS.

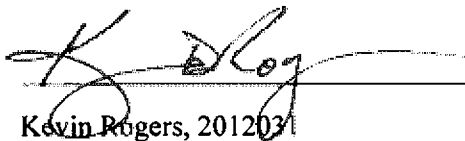
Street Address: 14866 N Hwy 7 Lead Hill AR 72644

WHEREAS on August 12, 2019 Janice R. Moore, married and Brett Mahurin, her husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company, a California Corporation. Said Mortgage was recorded on August 13, 2019 as Instrument No. 2019004221 in the real property records of Boone County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated May 2, 2023 and recorded on May 5, 2023 as Instrument No. 2023002441 in the real property records of Boone County, Arkansas. Said Mortgage was subsequently assigned to Servbank, SB by virtue of an assignment dated October 10, 2024 and recorded on October 18, 2024 as Instrument No. 2024005571 in the real property records of Boone County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Servbank, SB 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 April 1, 2024, 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 19 day of December, 2024. Servbank SB, 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. 24-032375

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 19 day of December, 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.

  
Notary Public

My Commission Expires: 4/14/2033

