

(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 25-013719

**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 January 14, 2026 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:

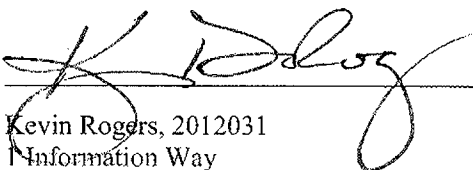
LOT 4, OF REPLAT OF LOTS 7-12, BLOCK 11, AND PART OF LOTS 1-6, BLOCK 10, MOORE'S ADDITION TO HARRISON, BOONE COUNTY, ARKANSAS.  
Street Address: 1109 W Ridge Ave Harrison AR 72601

WHEREAS on October 25, 2019 Rachel Unwer, single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation. Said Mortgage was recorded on October 25, 2019 as Instrument No. 2019005866 in the real property records of Boone County, Arkansas. Said Mortgage was subsequently assigned to Servbank, SB by virtue of an Assignment dated December 20, 2024 and recorded on December 26, 2024 as Instrument No. 2024006942 in the real property records of County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: SERVBANK, N.A. 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 May 1, 2025, 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 13<sup>th</sup> day of November, 2025. Servbank, N.A. by its attorney-in-fact, Albertelli Law

  
\_\_\_\_\_


Kevin Rogers, 2012031  
Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 25-013719

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 13<sup>th</sup> day of November, 2025, 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

