

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
10/31/2025 9:39AM

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-012480

**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 7, 2026 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 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 Garland County, Arkansas more particularly described as follows:

PART OF THE NE1/4 SE1/4, SECTION 5, TOWNSHIP 4 SOUTH, RANGE 21 WEST, GARLAND COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID NE1/4 SE1/4, (BEING FOUND CROSSTIE); THENCE SOUTH 00 DEGREES 19'36" WEST, 524.25 FEET TO A POINT IN LOST CREEK ROAD; THENCE SOUTH 87 DEGREES 08'48" EAST, ALONG SAID ROAD 75.62 FEET; THENCE NORTH 89 DEGREES 35'22" EAST, ALONG SAID ROAD 341.63 FEET; THENCE SOUTH 88 DEGREES 13'14" EAST, ALONG SAID ROAD 105.16 FEET; THENCE NORTH 00 DEGREES 21'57" EAST, 526.12 FEET; THENCE NORTH 89 DEGREES 42'06" WEST, ALONG SAID NORTH LINE 522.63 FEET TO THE POINT OF BEGINNING. (ACCORDING TO SURVEY BY VINCENT C. HARRIS, RPLS, DATED JULY 20, 2018.)

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 2020 SINGLEWIDE HAMILTON HOME BUILDERS, LLC, SERIAL NUMBER: HH19AL02577.

Street Address: 786 Lost Creek Road, Pearcy, AR 71964

WHEREAS on December 9, 2019 Dana R. Woods, single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for CIS Financial Services, Inc., dba CIS Home Loans. Said Mortgage was recorded on December 10, 2019 in Book 4112, Page 0082 in the real property records of Garland County, Arkansas. Said Mortgage was subsequently assigned to Servbank, SB by virtue of an assignment dated November 1, 2024 and recorded on November 8, 2024 in Book 4703, Page 0156 in the real property records of Garland County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: SERVBANK, N.A. 3138 East Elwood Street Phoenix AZ 85034 at Telephone No. 925-304-3495; 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, 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.

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WITNESS my hand this 23rd day of October, 2025. Servbank, N.A., by its attorney-in-fact, Albertelli Law

K Rogers

Kevin Rogers, 2012081
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-012480

ACKNOWLEDGEMENT

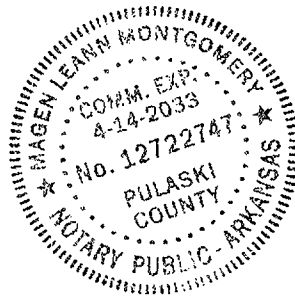
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 23rd day of October, 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.

Magen Leann Montgomery
Notary Public

My Commission Expires: 4/14/2033



Trans: 402272
Total Fees: \$180.00

Garland County, AR
I certify this instrument was Electronically filed
on 10/31/2025 9:39AM
in DEED Book 4811 Pages 0473 - 0476
Kristie Womble-Hughes - Circuit Clerk