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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-009676

**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 May 1, 2024 at or about 2:00PM, the subject real property described herein below will be sold at the Main Entrance of the Izard County Courthouse, 80 East Main Street (Main & Lunen St), Melbourne, AR 72556 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 Izard County, Arkansas more particularly described as follows:

THE FOLLOWING PROPERTY LOCATED IN THE IZARD COUNTY, STATE OF ARKANSAS.

LOT 1 OF THE SUBDIVISION MADE BY E. L. KERR AND MARY JANE KERR OF BLOCK TWO (2) OF THE ORIGINAL ADDITION, OF THE FAIRMONT ADDITION TO THE TOWN OF CALICO ROCK, ARKANSAS. SAID LOT OF BLOCK 2 BEING 70 FEET EAST AND WEST BY 120 FEET NORTH AND SOUTH. KERR'S SUBDIVISION RECORDED IN BOOK 50, PAGE 114 OF THE DEED RECORDS. SAID BLOCK 2 OF FAIRMONT ORIGINAL ADDITION BEING FURTHER DESCRIBED AS BEING A PART OF THE SE 1/4 OF SE 1/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 11 WEST, AND FURTHER DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 NE 1/4 SECTION 14, TOWNSHIP 17 NORTH, RANGE 11 WEST. RUN THENCE DUE EAST ON THE NORTH LINE OF SAID SE 1/4 NE 1/4 105 FEET FOR A POINT OF

BEGINNING. RUN THENCE SOUTH 600 FEET; THENCE EAST 400 FEET; THENCE RUN NORTH 600 FEET TO THE NORTH LINE OF SAID SE 1/4 NE 1/4 THENCE RUN WEST ON THE NORTH LINE OF SAID FORTY 400 FEET TO THE PLACE OF BEGINNING. SAID LOT IS SHOWN ON THE ORIGINAL PLAT OF FAIRMONT ADDITION AND RECORDED IN DEED BOOK 17, ON PAGE 227 OF THE IZARD COUNTY RECORDS.

Street Address: 175 Red Ln Calico Rock AR 72519

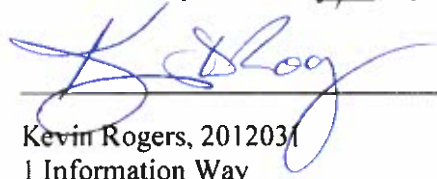
WHEREAS on December 11, 2015 Jade M. Brewer, a married man, and Sarah Brewer, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for The Money Source Inc., dba Endeavor America Loan Services. Said Mortgage was recorded on December 15, 2015 in Book 2015, Page 14424 in the real property records of IZARD County, Arkansas. Said Mortgage was subsequently assigned to The Money Source Inc by virtue of an Assignment dated February 09, 2022 and recorded on February 28, 2022 in Book 2022, Page 4163 in the real property records of IZARD County, Arkansas. Said Mortgage was subsequently assigned to Allied First Bank, SB DBA Servbank, by virtue of an Assignment dated January 09, 2024 and recorded on January 18, 2024 in Book 2024, Page 841 in the real property records of IZARD 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 November 1, 2020, 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 14 day of February, 2024. 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. 23-009676

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 14 day of February, 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

