



**L202400962**

**JOHNSON CO, AR FEE \$70.00**

PRESENTED: 03-12-2024 11:19:00 AM

RECORDED: 03-12-2024 11:19:00 AM

MONICA KING

CIRCUIT CLERK

BY: ANNA GILMER

DEPUTY CLERK

**BK: 1 2024004**

**PG: 651-653**

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-015933

**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 16, 2024 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Johnson County Courthouse, 215 W Main St., Clarksville, AR 72830 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 Johnson County, Arkansas more particularly described as follows:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 25 WEST, IN JOHNSON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON BAR FOR THE SW CORNER OF SAID NW/4 SW/4, THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST ALONG THE SOUTH LINE THEREOF 420.00 FEET TO A SET IRON PIN FOR THE TRUE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 37 MINUTES 11 SECONDS WEST 210.00 FEET TO A SET IRON PIN, THENCE NORTH 89 DEGREES 22 MINUTES 49 SECONDS EAST 84.00 FEET TO A SET IRON PIN, THENCE SOUTH 00 DEGREES 37 MINUTES 11 SECONDS EAST 210.00 FEET TO A SET IRON PIN ON THE SOUTH LINE OF SAID NW/4

SW/4, THENCE SOUTH 89 DEGREES 22 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE THEREOF 84.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.405 ACRES MORE OR LESS.

Street Address: 282 Baskin St Hartman AR 72840

WHEREAS on November 4, 2009 Stacey Morgan and Thomas Morgan, wife and husband, executed a Mortgage in favor of Priority Bank. Said Mortgage was recorded on November 5, 2009 in Book 2009022, Page 885 in the real property records of Johnson County, Arkansas. Said Mortgage was subsequently assigned to JPMorgan Chase Bank, N.A. by virtue of an assignment dated November 13, 2009 and recorded on November 25, 2009 in Book 2009024, Page 98 in the real property records of Johnson County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC D/B/A Mr. Cooper by virtue of an assignment dated December 11, 2019 and recorded on December 18, 2019 in Book 2019020, Page 715 in the real property records of Johnson County, Arkansas. Said Mortgage was subsequently assigned to Allied First Bank, SB DBA Servbank by virtue of an assignment dated September 07, 2023 and recorded on September 11, 2023 as Instrument No. L202303465 in the real property records of Johnson 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, 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 11<sup>th</sup> day of March, 2024. Allied First Bank sb dba Servbank, by its attorney-in-fact, Albertelli Law

*[Handwritten signature of Kevin Rogers]*

Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-015933

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 11<sup>th</sup> day of March, 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.

*[Handwritten signature of Magen Leann Montgomery]*  
Notary Public

My Commission Expires: 4/14/2033

