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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-010058

**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 December 18, 2023 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Ouachita County Courthouse, 145 Jefferson, S.W., Camden, AR 71701 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 Ouachita County, Arkansas more particularly described as follows:

THE FOLLOWING PROPERTY LOCATED IN THE COUNTY OF OUACHITA,  
ARKANSAS.

LOT 26 IN BLOCK 2 IN THE CITY OF EAST CAMDEN, ARKANSAS, ACCORDING TO  
THE RECORDED PLAT THEREOF.

Street Address: 235 E Ingram St Camden AR 71701

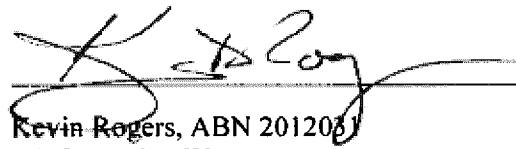
WHEREAS on March 31, 2022 Rodney E. Clark, a married person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Solutions of Colorado, LLC. Said Mortgage was recorded on April 5, 2022 as instrument number 2022-001171 in the real property records of Ouachita County, Arkansas. Mortgage was subsequently assigned to Mortgage Solutions Of Colorado, Llc, D.b.a Mortgage Solutions Financial by virtue of an assignment dated September 13, 2023 and recorded on September 14, 2023 as instrument number 2023-002831 in the real property records of

Ouachita County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL 500 South Broad Street, Suite #100A Meriden CT 06450 at Telephone No. 203-295-7629; 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 March 1, 2023, 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 4 day of October, 2023. Allied First Bank sb dba Servbank, by its attorney-in-fact, Albertelli Law



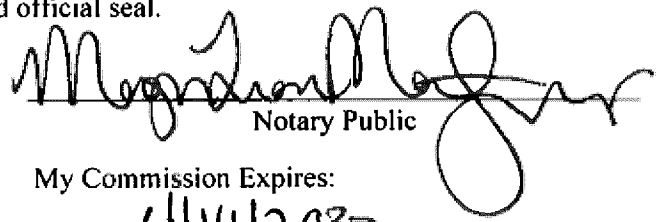
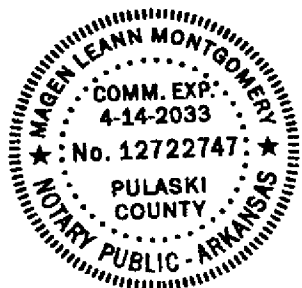
Kevin Rogers, ABN 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-010058

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 4 day of October, 2023, 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