

**RB 2024-4047**

**VAN BUREN CO. AR FEE \$175.00**

PRESENTED & RECORDED

**09/24/2024 12:03:50**

DEBBIE GRAY  
CIRCUIT CLERK

BY: SANDI ESKRIDGE  
DEPUTY CLERK

(this space left for blank for recording)

---

Prepared by  
ALBERT J. LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-027335

**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 11, 2024 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Van Buren County Courthouse, 273 Main Street, Ste. 2, Clinton, AR 72031 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 Van Buren County, Arkansas more particularly described as follows:

**TRACTS FOURTEEN (14) AND FIFTEEN (15), BEE BRANCH ESTATES SUBDIVISION, AS SHOWN IN PLAT BOOK 3, PAGE 23, VAN BUREN COUNTY, ARKANSAS.**

**SUBJECT TO PRIOR EASEMENTS, RIGHTS OF WAY, PROTECTIVE COVENANTS, MINERAL RESERVATIONS, OIL AND GAS LEASES, AND ALL PRIOR FILINGS OF RECORD, IF ANY.**

**OIL, GAS, COAL AND OTHER MINERALS OF EVERY KIND, CHARACTER AND DESCRIPTION WHATEVER, WHETHER HEREIN SPECIFICALLY REFERRED TO OR BY REFERENCE UNDER THE GENERAL CLASSIFICATION OF "MINERALS" ARE RETAINED AND DO NOT PASS WITH THIS CONVEYANCE.**

Street Address: 504 Happy Hollow Rd Bee Branch AR 72013

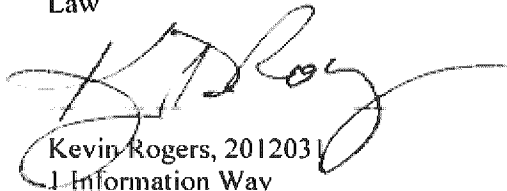
WHEREAS on October 19, 2023 Dustin England and April West, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation. Said Mortgage was recorded on October 19, 2023 in Book 2023, Page 5648 in the real property records of Van Buren County, Arkansas. Said Mortgage was subsequently assigned to Servbank, SB, by virtue of an assignment dated September 11, 2024 and recorded on September 16, 2024 as

Instrument No. 2024-3908 in the real property records of Van Buren 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 March 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.

WITNESS my hand this 24 day of September, 2024. Servbank, SB by its attorney-in-fact, Albertelli Law



Kevin Rogers, 201203  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-027335

ACKNOWLEDGEMENT

STATE OF ARKANSAS                    §  
COUNTY OF PULASKI               §

On this 24 day of September, 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

