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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-010201

**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 November 29, 2023 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Craighead County Courthouse, 511 S. Main St., Jonesboro, AR 72401 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 Craighead County, Arkansas more particularly described as follows:

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

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 2 EAST, BEING A PART OF LOTS 6, 7, 8 AND 9 IN BLOCK 7, PART OF LOTS 1, 17 AND 18 IN BLOCK 8, AND THAT PORTION OF THE PLATTED WASHINGTON STREET AND ALLEY BETWEEN SAID LOTS IN BLOCKS 7 AND 8 OF FIRST ADDITION TO THE TOWN OF OTWELL, ARKANSAS. AS SHOWN BY PLAT RECORDED IN DEED RECORD 40 PAGE 76 AT JONESBORO, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; RUN THENCE SOUTH 0 DEGREES 02' WEST 1007.0 FEET TO THE NORTH LINE OF MAIN STREET AS PLATTED; RUN THENCE NORTH 65

DEGREES 19' WEST ALONG THE NORTH LINE OF MAIN STREET 1199.0 FEET TO THE TRUE POINT OF BEGINNING; RUN THENCE NORTH 21 DEGREES 03' EAST 215.7 FEET; RUN THENCE NORTH 84 DEGREES 23' WEST 143.0 FEET; RUN THENCE SOUTH 22 DEGREES 46' WEST 168.6 FEET TO THE NORTH LINE OF MAIN STREET; RUN THENCE SOUTH 65 DEGREES 19' EAST ALONG THE NORTH LINE OF MAIN STREET 143.2 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.62 ACRE, MORE OR LESS, SUBJECT TO ANY UTILITY EASEMENTS OR RIGHTS OF WAY OF RECORD.

TOGETHER WITH A 10-FOOT INGRESS AND EGRESS EASEMENT ALONG AN EXISTING GRAVEL DRIVE AS SHOWN IN DEED RECORD 313 PAGE 754, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF BLOCKS 7 AND 8 OF FIRST ADDITION TO THE TOWN OF OTWELL, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; RUN THENCE SOUTH 0 DEGREES 02' WEST 1007.0 FEET TO THE NORTH LINE OF MAIN STREET AS PLATTED; RUN THENCE NORTH 65 DEGREES 19' WEST ALONG THE NORTH LINE OF MAIN STREET 1199.0 FEET; RUN THENCE NORTH 21 DEGREES 03' EAST 215.7 FEET; RUN THENCE NORTH 84 DEGREES 23' WEST 37.5 FEET; RUN THENCE NORTH 5 DEGREES 37' EAST 5.0 FEET TO A POINT ON THE CENTERLINE OF EXISTING GRAVEL DRIVE, FOR THE TRUE POINT OF BEGINNING; RUN THENCE NORTH 84 DEGREES 23' WEST ALONG CENTERLINE 102.7 FEET; RUN THENCE NORTH 83 DEGREES 38' WEST ALONG CENTERLINE 130.8 FEET; RUN THENCE NORTH 86 DEGREES 57' WEST ALONG CENTERLINE 108.6 FEET; RUN THENCE NORTH 82 DEGREES 01' WEST ALONG CENTERLINE 28.6 FEET TO THE EAST RIGHT OF WAY OF HIGHWAY 49, SAID POINT BEING THE TERMINUS OF THE INGRESS AND EGRESS EASEMENT.

Street Address: 13231 Hwy 49 S Jonesboro AR 72404

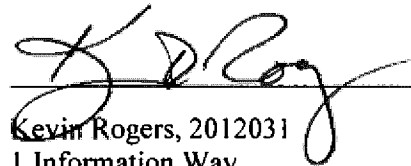
WHEREAS on January 28, 2022 Jessie Wayne Gleason, an unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for FirstTrust Home Loans, Inc.. The said Mortgage was recorded on May 19, 2022 as instrument number 2022R-011334 in the real property records of Craighead County, Arkansas. Mortgage was subsequently assigned to Allied First Bank, Sb DbA Servbank by virtue of an assignment dated September 19, 2023 and recorded on September 21, 2023 as instrument number 2023R-016612 in the real property records of Craighead 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. 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 January 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 25th day of September, 2023. Allied First Bank sb dba Servbank, by its attorney-in-fact, Albertelli Law



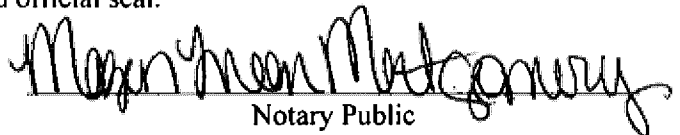
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-010201

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 25th day of September, 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: 4/14/2023

