

RB 2023-5371

VAN BUREN CO. AR FEE \$180.00

PRESENTED & RECORDED

09/28/2023 15:24:14

DEBBIE GRAY
CIRCUIT CLERK

BY: SANDI ESKRIDGE
DEPUTY CLERK

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Prepared by:
ALBERT FILLAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-009510

**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 1, 2023 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Van Buren County Courthouse, 273 Main Street, 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:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (PT. SE1/4 NW1/4), SECTION TWENTY (20), TOWNSHIP ELEVEN (11) NORTH, RANGE FOURTEEN (14) WEST, VAN BUREN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SE1/4 NW1/4; THENCE S 87 DEGREES 43'55" E A DISTANCE OF 209.66 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #95; THENCE ALONG SAID RIGHT-OF-WAY LINE, N 27 DEGREES 16'40" E A DISTANCE OF 186.18 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N 86 DEGREES 43'51" W A DISTANCE OF 150.08 FEET; THENCE N 02 DEGREES 14'19" E A DISTANCE OF 220.00 FEET; THENCE S 87 DEGREES 25'07" E A DISTANCE OF 253.38 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #95; THENCE ALONG SAID RIGHT-OF-WAY LINE S 27 DEGREES 16'40" W A DISTANCE OF 244.13 FEET TO

THE POINT OF BEGINNING, CONTAINING 1.02 ACRES MORE OR LESS. ACCORDING TO LESLIE DAVIS SURVEY DATED MAY 8, 2019.

Street Address: 3118 Hwy 95 W Clinton AR 72031

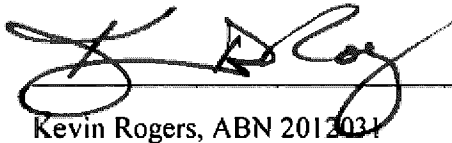
WHEREAS on May 30, 2019 Jeffrey W. Barnes, Unmarried Man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Everett Financial, Inc. d/b/a Supreme Lending. Said Mortgage was recorded on May 31, 2019 as instrument number 2019-2031 in the real property records of Van Buren 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 number 2023-5013 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: 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 October 1, 2021, 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 27th day of September, 2023. Allied First Bank sb dba Servbank, by its attorney-in-fact, Albertelli Law



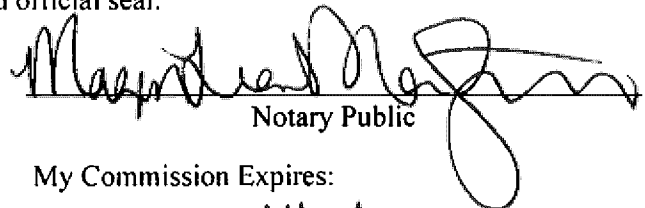
Kevin Rogers, ABN 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-009510

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 27th 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:

4/14/2033

