

202306426

Date: 11/30/2023 08:33 AM

Certificate of Record

State of Arkansas, County of Cleburne

HEATHER SMITH, CIRCUIT CLERK

Filed and Recorded in Cleburne County

Fees: 25.00

ER

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Prepared by:
ALBERT ELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-013366

**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 February 2, 2024 at or about 12:00 PM, the subject real property described herein below will be sold at the Main Entrance of the Cleburne County Courthouse, 301 West Main St., Heber Springs, AR 72543 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 Cleburne County, Arkansas more particularly described as follows:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP TEN (10) NORTH, RANGE EIGHT (8) WEST, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT AN ALUMINUM MONUMENT FOR THE SOUTHWEST CORNER OF SAID SW1/4 SE1/4, THENCE ALONG THE SOUTH BOUNDARY OF SAID SW1/4 SE1/4 SOUTH 89 DEGREES 01'14" EAST 655.14 FEET TO AN IRON PIN, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH BOUNDARY, NORTH 00 DEGREES 59'51" EAST 1331.08 FEET TO AN IRON PIN ON THE NORTH BOUNDARY OF SAID SW1/4 SE1/4; THENCE ALONG SAID NORTH BOUNDARY, SOUTH 89 DEGREES 13'58" EAST 683.94 FEET TO AN ALUMINUM MONUMENT FOR THE NORTHEAST CORNER OF SAID SW1/4 SE1/4; THEN ALONG THE EAST BOUNDARY OF SAID SW1/4 SE1/4 SOUTH 01 DEGREES 05'47" WEST 1333.62 FEET TO AN ALUMINUM MONUMENT FOR

THE SOUTHEAST CORNER OF SAID SW1/4 SE1/4; THENCE ALONG THE SOUTH BOUNDARY OF SAID SW1/4 SE1/4 NORTH 89 DEGREES 01'14" WEST 681.63 FEET TO THE POINT OF BEGINNING, CONTAINING 20.88 ACRES, MORE OR LESS, CLEBURNE COUNTY, ARKANSAS.

Street Address: 2499 Mcjester Rd Pangburn AR 72121

WHEREAS on June 21, 2019 Christopher Chumley and Michele Chumley, husband and wife as Joint Tenants with Right of Survivorship, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Cityworth Mortgage LLC. Said Mortgage was recorded on June 26, 2019 as instrument number 201903729 in the real property records of Cleburne County, Arkansas. Said Mortgage was subsequently assigned to Allied First Bank, Sb DbA Servbank by virtue of an assignment dated October 30, 2023 and recorded on October 31, 2023 as instrument number 202305906 in the real property records of Cleburne 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 June 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.

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WITNESS my hand this 29 day of November, 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. 23-013366

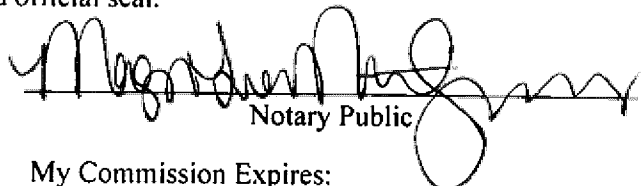
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 29 day of November, 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

