

Reserved for recording
purposes ONLY.

Book 4757 Page 0671

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
05/23/2025 3:34PM

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-005202-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: AMANDA G VAN ALSBURG
(or as otherwise noted by the recorder)

MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION

NOTICE IS HEREBY GIVEN that on **August 6, 2025, at or about 12:00 PM**, the subject real property described herein below will be sold **at the main entrance to the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901** to the highest bidder for cash. The sale will extinguish the interests of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH AT THE TIME OF SALE UNLESS OTHERWISE AGREED TO BY MORTGAGEE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Garland County, Arkansas more particularly described as follows:

**LOT 1 BLOCK 4 GUADALAJARA COURT SUBDIVISION,
HOT SPRINGS VILLAGE, ACCORDING TO THE PLAT
RECORDED IN BOOK 5 AT PAGE 218 OF THE PLAT
RECORDS OF GARLAND COUNTY, ARKANSAS.**

Street Address: 2 Tomisa Lane, Hot Springs Village, AR 71909

WHEREAS on February 12, 2018, Amanda G. Van Alsbury, unmarried woman executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Security Bank dba Security Bank Mortgage, which was recorded on **February 13, 2018 in Book 3921, Page 548**, in the real estate records of Garland County, Arkansas. The beneficial interest of said Mortgage has been assigned to Servbank, SB, which is the party initiating foreclosure. The party initiating foreclosure is Servbank, SB and can be contacted at or in care of its servicer initiating foreclosure at: 3138 E. Elwood St. Phoenix, AZ 85034; 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, and the same is now therefore wholly due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness.

The undersigned is an active, licensed member of the Bar of the Supreme Court of the State of Arkansas, and the law firm of the undersigned maintains an office at 415 N. McKinley St., Suite 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public during regular business hours, and has the ability to accept funds from a grantor, mortgagor, or obligor to reinstate or pay off a mortgage or deed of trust.

WITNESS my hand this May 23, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR SERVBANK, SB

By: _____



Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

STATE OF ARKANSAS)
) ss.
 COUNTY OF PULASKI)

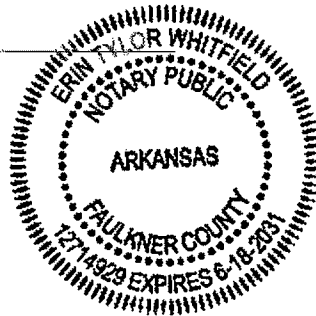
On this 23 day of May, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute such instrument, stating their respective capacities in that behalf, to me personally well known, who stated that they were an attorney with Timothy D. Padgett, P.A., a Company, the Trustee for Servbank, SB, and was duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said Company, and further stated and acknowledged that they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

23 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
 day of May, 2025.

My Commission Expires:

6-18-2031

[PLG 25-005202-1]



Erin Tylor Whitfield
 Notary Public/State of Arkansas

Trans: 392557

Total Fees: \$165.00

Garland County, AR

I certify this instrument was Electronically filed
on 05/23/2025 3:34PM

in DEED Book 4757 Pages 0671 - 0674

Kristie Womble-Hughes - Circuit Clerk