



MORTGAGEES DEFAULT & INTENT TO SELL  
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COLUMBIA COUNTY, AR  
Lisa C. Lewis, Circuit Clerk

By: STACIA HUFFMAN D.C.  
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ALAW File 25-000109

**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 April 3, 2025 at or about 11:30 AM, the subject real property described herein below will be sold at of the Columbia County Courthouse, One Court Square, Magnolia, AR 71753 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 Deed of Trust is located in Columbia County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF TAYLOR, COUNTY OF COLUMBIA, AND STATE OF ARKANSAS, TO WIT:

COMMENCING AT THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 23 WEST OF COLUMBIA COUNTY, ARKANSAS, THENCE NORTH 89 DEGREES AND 08 MINUTES WEST ALONG EAST POWELL STREET, CITY OF TAYLOR, ARKANSAS, FOR 238.65 FT. TO A POINT OF BEGINNING, THENCE NORTH 89 DEGREES AND 08 MINUTES WEST ALONG STREET FOR 154.42 FT. TO A CONCRETE NAIL, THENCE LEAVING EAST POWELL STREET, NORTH 02 DEGREES AND 18 MINUTES EAST FOR 300.00 FT., THENCE SOUTH 89 DEGREES AND 09 MINUTES EAST FOR 151.80 FT., THENCE SOUTH 01 DEGREE AND 49 MINUTES WEST FOR 300.00 FT. BACK TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES MORE OR LESS.

Street Address: 311 E Powell St Taylor AR 71861


WHEREAS on January 26, 2006, Lonnie Ray Land and Mary Elizabeth Land, executed a Deed of Trust in favor of A. Delbert Mickel, Jr., as trustee for Washington Mutual Bank, FA. Said Deed of Trust was recorded on March 3, 2006 in Book 340, Page 336 in the real property records of Columbia County, Arkansas. Said Mortgage was subsequently assigned to Wells Fargo Bank, N.A., by virtue of an assignment dated December 22, 2006 and recorded on January 04, 2007 In VOL 341, PAGE 526 in the real property records of Columbia County, Arkansas. The party initiating foreclosure can be contacted at

or in care of its servicer initiating foreclosure at: Wells Fargo Bank, N.A. 11625 N Community House Rd Charlotte NC 28277 at Telephone No. 414-214-4347; 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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, 2021, and each subsequent payment to date are now due 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. 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 21 day of January, 2025



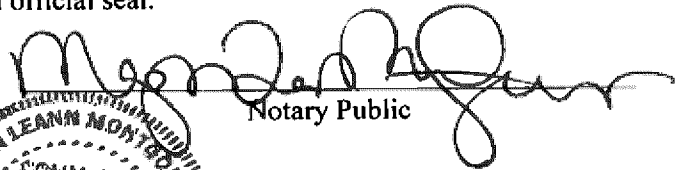
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501-406-0855  
A LAW No. 25-000109

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 21 day of January, 2025, 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

