

MORTGAGES

FILED: 09/29/2025 03:14 PM

CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

BY: TABETHA LINGLE D.C.

PAGES: 3

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-011902

**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 15, 2025 at or about 11:30 AM, the subject real property described herein below will be sold at of the Conway County Courthouse, 115 South Moose St., Morrilton, AR 72110 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 Conway County, Arkansas more particularly described as follows:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 15 WEST, CONWAY COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND FIVE EIGHTS INCH REBAR USED FOR THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 36 MINUTES 50 SECONDS WEST, 666.58 FEET ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A SET FIVE EIGHTS INCH REBAR; THENCE NORTH 00 DEGREES 07 MINUTES 08 SECONDS EAST, 663.30 FEET ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A SET FIVE EIGHTS INCH REBAR; THENCE NORTH 89 DEGREES 13 MINUTES 14 SECONDS EAST, 665.25 FEET ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A SET FIVE EIGHTS INCH REBAR; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 667.86 FEET ALONG

THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING. SUBJECT TO RIGHT OF WAY FOR PINE ROAD ALONG THE EAST SIDE.

Street Address: 179 Pine Road Clinton AR 72031

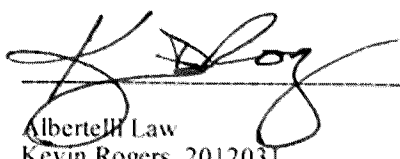
WHEREAS on June 13, 2012, William Daniel Williams, an unmarried man, executed a Deed of Trust in favor of Robert M Wilson, Jr, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Sierra Pacific Mortgage Company, Inc.. Said Deed of Trust was recorded on June 20, 2012 in Book 543, Page 00380 in the real property records of Conway County, Arkansas. Said Deed of Trust was then re-recorded on September 7, 2012 in Book 547, Page 00315 in the real property records of Conway County, Arkansas. The Deed of Trust was subsequently assigned to Wells Fargo Bank, NA by virtue of an assignment dated December 9, 2013 and recorded on December 17, 2013 in Book 571, Page 00130 in the real property records of Conway 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 April 1, 2025, 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.

THIS SPACE INTENTIONALLY LEFT BLANK

WITNESS my hand this 29th day of September, 2025.



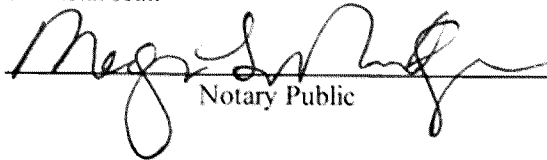
Albert W. Law
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-011902

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 29th day September, 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: 9/11/2033

