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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-000264

**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 April 29, 2025 at or about 1:30PM, the subject real property described herein below will be sold at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 Crawford County, Arkansas more particularly described as follows:

PART OF THE NORTHWEST QUARTER NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 31 WEST, CRAWFORD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING P/K NAIL MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER. THENCE ALONG THE EAST LINE OF SAID FORTY, SOUTH 00 DEGREES 16 MINUTES 27 SECONDS EAST, 313.05 FEET TO A SET REBAR WITH CAP. THENCE LEAVING SAID EAST LINE SOUTH 89 DEGREES 16 MINUTES 08 SECONDS WEST, 294.36 FEET TO A SET REBAR WITH CAP. THENCE NORTH 00 DEGREES 16 MINUTES 52 SECONDS WEST, 315.00 FEET TO A SET P/K NAIL ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER. THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 38 MINUTES 54 SECONDS EAST, 294.35 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE SURVEY BY SATTERFIELD LAND SURVEYORS, P.A., DATED JANUARY 6, 2009, JOB NO. 36,097. SUBJECT TO EASEMENTS, RIGHTS OF WAY AND COVENANTS OF RECORD, IF ANY. SUBJECT TO RESERVATIONS, RESTRICTIONS AND CONVEYANCES AND RESERVATIONS OF OIL, GAS AND OTHER MINERALS.

Street Address: 6208 Kibler Rd Van Buren AR 72956

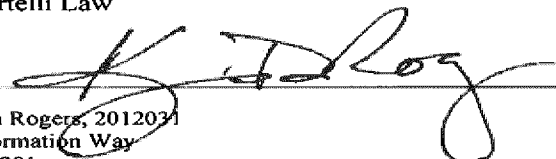
WHEREAS on January 13, 2009 Wesley Parker Jr., a married person and Elisha Parker, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for United Fidelity Funding, Corp, a Missouri Corporation. Said Mortgage was recorded on January 14, 2009 as Instrument

No. 2009000348 in the real property records of Crawford County, Arkansas. Said Mortgage was subsequently assigned to Wells Fargo Bank, NA by virtue of an assignment dated August 6, 2012 and recorded on August 10, 2012 as Instrument No. 2012007413 in the real property records of Crawford 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 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, 2019, 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.

WITNESS my hand this 22 day of January, 2025. Wells Fargo Bank NA, by its attorney-in-fact, Albertelli Law



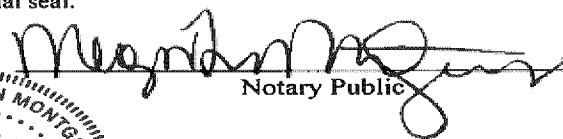
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-000264

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 22 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



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF CRAWFORD
I hereby certify that this instrument was
Filed and Recorded in the Official Records
Doc Num 2025000583
01/23/2025 08:08:24 AM
SHARON BLOUNT BAKER
CRAWFORD COUNTY CIRCUIT CLERK
BY: CINDIE HOOPER