

Filed For Record
Drew County, AR
Beverly Burks, Circuit Clerk
By TB

JUN 30 2025

AM 1/2/3/4/5/6/7/8/9/10/11/12 PM

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-007273

**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 September 11, 2025 at or about 2:30PM, the subject real property described herein below will be sold at the Main Entrance of the Drew County Courthouse, 210 South Main, Monticello, AR 71655 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 Drew County, Arkansas more particularly described as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 OF NW1/4) OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 4 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEASTERLY CORNER OF BLOCK 27 OF THE TOWN OF TILLAR, ARKANSAS, ACCORDING TO THE RESURVEY MADE BY E. W. MCCOY, DATED NOVEMBER 30, 1966, THENCE RUN NORTH 61 DEGREES WEST A DISTANCE OF 185 FEET, THENCE RUN NORTH 75 DEGREES 30 MINUTES WEST A DISTANCE OF 100 FEET, THENCE RUN NORTH 79 DEGREES 30 MINUTES WEST A DISTANCE OF 400 FEET, THENCE RUN NORTH 80 DEGREES WEST A DISTANCE OF 243 FEET, THENCE RUN NORTH 84 DEGREES WEST A DISTANCE OF 332 FEET TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREBY DESCRIBED, THENCE FROM SAID BEGINNING POINT RUN SOUTH 38 DEGREES 10 MINUTES WEST A DISTANCE OF 258 FEET, THENCE RUN NORTH 79 DEGREES 30 MINUTES WEST A DISTANCE OF 251 FEET, THENCE RUN NORTH 46 DEGREES 30 MINUTES EAST A DISTANCE OF 186 FEET, THENCE RUN NORTH 72 DEGREES EAST A DISTANCE OF 100 FEET, THENCE RUN EAST A DISTANCE OF 181 FEET BACK TO THE POINT OF BEGINNING.
Street Address: 499 North Second St Tillar AR 71670

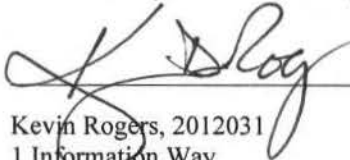
WHEREAS on June 10, 2013 Tony Joseph Pambianchi and April Pambianchi, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company. Said Mortgage was recorded on June 11, 2013 as Instrument No. 81672 in the real property records of Drew County, Arkansas. Said Mortgage was subsequently assigned to Wells Fargo Bank, NA by virtue of an assignment dated March 9, 2016 and recorded on March 16, 2016 as Instrument No. 89638 in the real property

records of Drew 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, 2024, 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 26th day of June, 2025. Wells Fargo Bank N.A., 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. 25-007273

State of Arkansas
County of Drew

I hereby certify that this instrument was
filed for record and recorded as follows:

DATE 6/30/25 TIME 3:12

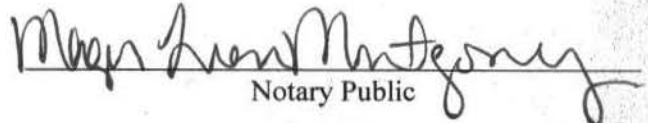
INSTRUMENT# 113470
Beverly Burks, Recorder of Drew County
By TB

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 26th day of June, 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

