



CERTIFICATE OF RECORD
Faulkner County, AR Fee \$240.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202404551 3 Pages
04/16/2024 08:04:20 AM
Nancy Eastham
Faulkner County Circuit Clerk
BY: SMIX D.C.
NON JUDICIAL FORECLOSURE NOTICE

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-007051

**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 June 17, 2024 at or about 10:00AM, the subject real property described herein below will be sold at of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 Faulkner County, Arkansas more particularly described as follows:

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, T5N, R13W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID NW 1/4 SE 1/4; THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST 688.0 FEET ALONG THE NORTH LINE OF SAID NW 1/4 SE 1/4; THENCE SOUTH 0 DEGREES 02 MINUTES 36 SECONDS WEST 707.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 02 MINUTES 36 SECONDS WEST 156.0 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 37 SECONDS WEST 327.90 FEET; THENCE NORTH 0 DEGREES 03 MINUTES 17 SECONDS EAST 156.0 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 37 SECONDS EAST 327.87 FEET TO THE POINT OF BEGINNING. RESERVING THE WEST 50.0 FEET FOR PUBLIC ROAD EASEMENT PURPOSES.

Street Address: 17 Cayln Dr Conway AR 72032

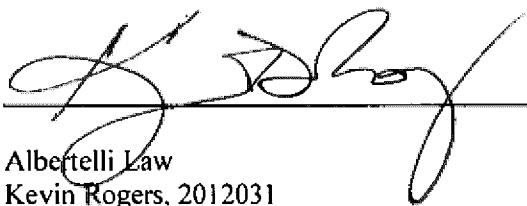
WHEREAS on March 23, 2001, Richard W. Phillips and Christa C. Phillips, Husband and Wife, executed a Deed of Trust in favor of Bill F. Johnson, as trustee for Simmons First National Bank, Corporation. Said Deed of Trust was recorded on March 28, 2001 as Instrument No. 2001-4956 in the real property records of Faulkner County, Arkansas. The Deed of Trust was subsequently assigned to North American Mortgage Company by virtue of an assignment dated April 9, 2001 and recorded on June 13, 2001 as Instrument No. 2001-10169 in the real property records of Faulkner County, Arkansas. The Deed of Trust was subsequently assigned to Mortgage Electronic Registration Systems, Inc., as nominee for Homeside Lending, Inc. by virtue of an assignment dated December 4, 2001 and recorded on December 27, 2001 as Instrument No. 2001-24345 in the real property records of Faulkner County, Arkansas. The Deed of Trust was subsequently assigned to Federal Deposit Insurance Corporation, as receiver for Washington Mutual Bank, formally known as Washington Mutual Bank, FA, Successor in Interest to Washington Mutual Home Loans, Inc, Successor by Merger to North American Mortgage Company, by Wells Fargo Bank, N.A. as their attorney-in-fact by virtue of an assignment dated August 22, 2012 and recorded on August 24, 2012 as Instrument No. 2012-14181 in the real property records of Faulkner County, Arkansas. The Deed of Trust was subsequently assigned to Wells Fargo Bank, NA by virtue of a corrective assignment dated July 13, 2015 and recorded on July 16, 2015 as Instrument No. 2015-11085 in the real property records of Faulkner County, Arkansas. The Corrective Assignment was recorded to amend the Assignment recorded on August 24, 2012 as Instrument Number 2012-14181, as that Assignment incorrectly shows the Assignor to be Federal Deposit Insurance Corporation, as receiver for Washington Mutual Bank, formally known as Washington Mutual Bank, FA, Successor in Interest to Washington Mutual Home Loans, Inc, Successor by Merger to North American Mortgage Company, whereas it should show Mortgage Electronic Registration Systems Inc. as nominee for Homeside Lending Inc. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Wells Fargo Bank, N.A. 3476 Stateview Blvd Fort Mill SC 29715 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 December 1, 2023, 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.

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WITNESS my hand this 12 day of April, 2024



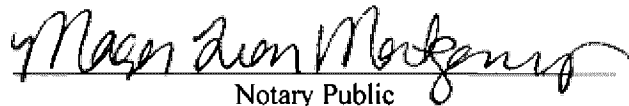
Albertelli Law
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-007051

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 12 day of April, 2024, 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

