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DISTRICT: OZARK

JANICE KING  
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Prepared by:  
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SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW Fite 25-009366

**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 4, 2025 at or about 11:30 AM, the subject real property described herein below will be sold at of the Franklin County Courthouse, 211 West Commercial, Ozark AR 72945 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 Franklin County, Arkansas more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE

NORTHWEST QUARTER IN SECTION 22, TOWNSHIP 9 NORTH, RANGE 27 WEST MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE RUNNING THENCE NORTH 110.7 FEET OR TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY NO. 96 IN ITS PRESENT LOCATION RUNNING THENCE EAST ALONG SAID RIGHT OF WAY 180.7 FEET THENCE SOUTH 180.7 FEET THENCE WEST 180.7 FEET THENCE NORTH 70 FEET TO THE POINT OF BEGINNING

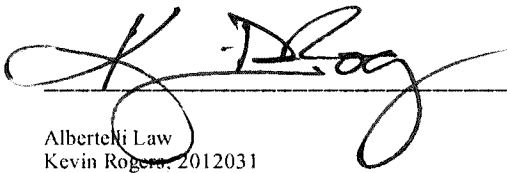
Street Address: 4939 E Highway 96 Ozark AR 72949

WHEREAS on February 6, 2015, Jason O. Brown and Amanda Brown, husband and wife, executed a Deed of Trust in favor of Craig Hunt, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Simmons First National Bank. Said Deed of Trust was recorded on February 9, 2015 in Book 184, Page 708 in the real property records of Franklin County, Arkansas. Said Deed of Trust was assigned to Wells Fargo Bank, NA by virtue of an Assignment dated August 20, 2015 and recorded on August 25, 2015 in Book 196, Page 555 in the real property records of Franklin 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 February 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.

WITNESS my hand this 29th day of September, 2025

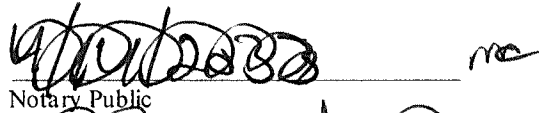


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501-406-0855  
A LAW No. 25-009366

ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
   §  
COUNTY OF PULASKI               §

On the 29th day of September, 2025, before me, the undersigned, personally appeared Kevin Rogers personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within the instrument and acknowledged to me that s/he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

  
Notary Public

My commission expires: 4/14/2033

