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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-039380

**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 4, 2025 at or about 9:45 AM, the subject real property described herein below will be sold at the Main Entrance of the Grant County Courthouse, 101 W. Center, Rm. 106, Sheridan, AR 72150 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 Grant County, Arkansas more particularly described as follows:

**PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 13 WEST, GRANT COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; THENCE NORTH 01 DEGREE 02 MINUTES 55 SECONDS EAST 294.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREE 02 MINUTES 55 SECONDS EAST 187.8 FEET; THENCE WEST 329.01 FEET; THENCE SOUTH 01 DEGREE 07 MINUTES 36 SECONDS WEST 187.85 FEET; THENCE EAST 329.6 FEET TO THE POINT OF BEGINNING. SUBJECT TO A PERPETUAL 25 FOOT WIDE INGRESS-EGRESS AND ROADWAY EASEMENT OVER, ACROSS AND THROUGH THE EAST 25 FEET THEREOF.**

Street Address: 398 Grant 55 Hensley AR 72065

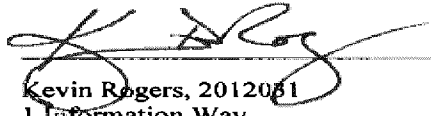
WHEREAS on October 26, 2012 Anna C. Walker, single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Michigan Mutual, Inc. Said Mortgage was recorded on November 1, 2012 in Book 303, Page 518 in the real property records of Grant County, Arkansas. Said Mortgage was then assigned to Wells Fargo Bank, N.A. by virtue of an assignment executed on March 16, 2023 and recorded on March 21, 2023 in Book MAR2023, Page 655 in the real

property records of Grant 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 August 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 16 day of January, 2025. Wells Fargo Bank, N.A., by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012081  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-039380

ACKNOWLEDGEMENT

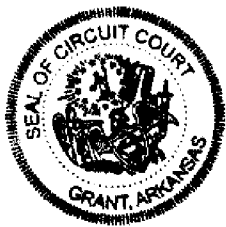
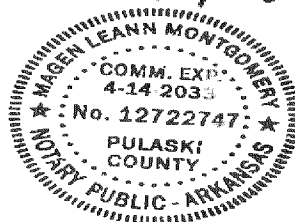
STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 16 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



I certify that this instrument was filed on 01/21/2025 10:16 AM and recorded in DEED Book 330 Page 449 - 450 GERAL D. HARRISON JR. Circuit Clerk - GRANT County, AR