



L202503597

INDEPENDENCE CO. AR FEE \$180.00

PRESENTED: 06-30-2025 12:44:51 PM

RECORDED: 06-30-2025 12:44:51 PM

GREG WALLIS

CIRCUIT CLERK

BY MIKE NEAL

DEPUTY CLERK

BK: MISC 2025

PG: 645-647

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-008546

**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 August 21, 2025 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Independence County Courthouse, 192 E. Main St., Batesville, AR 72501 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 Independence County, Arkansas more particularly described as follows:

A STRIP OF LAND OUT OF THE WEST HALF OF LOT FOUR (4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FIVE (5), IN TOWNSHIP TWELVE (12) NORTH, RANGE SIX (6) WEST, DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF SAID WEST HALF OF SAID LOT 4 AND RUN WEST 70 YARDS TO A POINT, THE BEGINNING POINT OF THIS DESCRIPTION; THENCE FROM SAID BEGINNING POINT RUN WEST 70 YARDS TO A POINT; THENCE SOUTH 105 YARDS TO A POINT; THENCE EAST 70 YARDS TO A POINT; THENCE NORTH 105 YARDS TO THE BEGINNING POINT CONTAINING ONE AND ONE-HALF (1 1/2) ACRES, MORE OR LESS.

ALSO,

A PART OF WEST HALF OF LOT FOUR (4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION FIVE (5), TOWNSHIP TWELVE (12) NORTH, RANGE SIX (6) WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID LOT FOUR, AND RUN WEST FOR A DISTANCE OF 70 YARDS, TO THE PLACE OF BEGINNING; THENCE RUN SOUTH FOR 105 YARDS; THENCE RUN EAST FOR 12 FEET; THENCE RUN NORTH FOR 105 YARDS; THENCE RUN WEST FOR 12 FEET, TO THE PLACE OF BEGINNING.
Street Address: 65 Brushy Road Batesville AR 72501

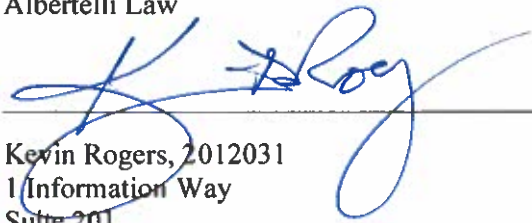
WHEREAS on July 15, 2015 Steve Dominguez, an unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for FirstBank. Said Mortgage was recorded on July 16, 2015 in Book DT 2015, Page 10654 in the real property records of Independence County, Arkansas. Said Mortgage was subsequently assigned to Wells Fargo Bank, N.A. by virtue of an assignment dated August 15, 2024 and recorded on August 15, 2024 in Book DT 2024, Page 12170 in the real property records of Independence 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.

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WITNESS my hand this 10 day of June, 2025. Wells Fargo Bank, N.A., by its attorney-in-fact,
Albertelli Law



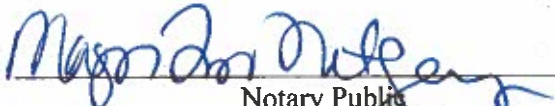
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-008546

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 10 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

