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2025R-01387

03/12/2025 11:54 AM

JEFFERSON COUNTY AR

FLORA COOK-BISHOP, CIRCUIT CLERK

RECORDING FEE 25.00

NOTICE OF DEFAULT 140.00

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-003427

**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 May 21, 2025 at or about 1:00PM, the subject real property described herein below will be sold at Main Entrance of the Jefferson County Courthouse, 101 W. Barraque St., Pine Bluff, AR 71601 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 Jefferson County, Arkansas more particularly described as follows:

THE EAST 126 FEET LOT ONE (1) IN BLOCK THIRTEEN (13) OF JAMESTOWN ADDITION TO THE CITY OF PINE BLUFF, JEFFERSON COUNTY, ARKANSAS; SAME BEING LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P. M.;

LESS AND EXCEPT, THE SOUTH 80 FEET OF THE EAST 126 FEET OF LOT ONE (1) IN BLOCK THIRTEEN (13) OF JAMESTOWN ADDITION TO THE CITY OF PINE BLUFF, JEFFERSON COUNTY, ARKANSAS; SAME BEING LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P. M.;

AND ALSO LESS AND EXCEPT, THE NORTH 90 FEET OF THE EAST 126 FEET OF, LOT ONE (1) IN BLOCK THIRTEEN (13) OF JAMESTOWN ADDITION TO THE CITY OF PINE BLUFF, JEFFERSON COUNTY, ARKANSAS; SAME BEING LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P. M.

Street Address: 2810 Kenwood Rd Pine Bluff AR 71603

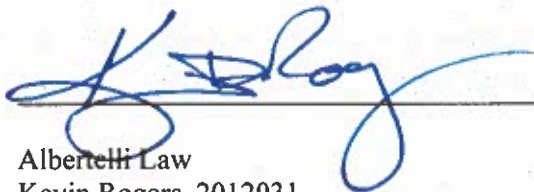
WHEREAS on July 13, 2015, Alika P. Nichols, a single person, executed a Deed of Trust in favor of IBERIABANK, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for IBERIABANK Mortgage Company, an Arkansas Corporation. Said Deed of Trust was recorded on July 17, 2015 in Book 1390, Page 715 in the real property records of Jefferson County, Arkansas. The Deed of Trust was subsequently assigned to Wells Fargo Bank, N.A. by virtue of an assignment dated December 17, 2024 and recorded on December 19, 2024 as Instrument No. 2024R-08494 in the real property records of Jefferson 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 October 1, 2024, 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 11 day of March, 2025.



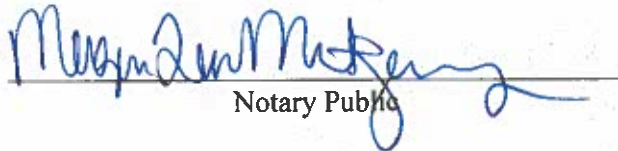
Albertelli Law
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-003427

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11 day of March, 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

