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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-005375

**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 July 15, 2025 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Miller County Courthouse, 412 Laurel Street, Texarkana, AR 71854 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 Miller County, Arkansas more particularly described as follows:

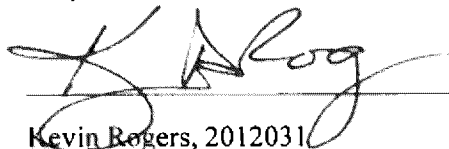
ALL OF LOT NUMBERED TWO (2) IN BLOCK NUMBERED ONE (1) OF HUDSON PLACE, AN ADDITION TO THE CITY OF TEXARKANA, MILLER COUNTY, ARKANSAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 179-4, PAGE 8, PLAT RECORDS OF MILLER COUNTY, ARKANSAS.
Street Address: 1305 Hudson Place Texarkana AR 71854

WHEREAS on February 6, 2002 Heather Stevenson and husband, Jimmy Don Stevenson, Katrina Williamson and husband, and James A. Williamson, executed a Mortgage in favor of Century Bank, N.A. Said Mortgage was recorded on February 7, 2002 in Book M752, Page 596 in the real property records of Miller County, Arkansas. Said Mortgage was subsequently assigned to Washington Mutual Bank, FA by virtue of an assignment dated February 06, 2002 and recorded on February 25, 2002 in Book M753, Page 561 in the real property records of Miller County, Arkansas. Mortgage was subsequently assigned to Wells Fargo Bank, NA by virtue of an assignment dated October 28, 2003 and recorded on April 26, 2012 as Instrument No. 2012R004588 in the real property records of Miller 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 December 1, 2023, 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 April, 2025. Wells Fargo Bank, N.A., by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
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Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-005375

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 16 day of April, 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

