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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-010760

**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 October 21, 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, #109, 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:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4 SE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP NINETEEN (19) SOUTH, RANGE TWENTY-SEVEN (27) WEST, MILLER COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET IN THE WEST OF THE SE 1/4 SE 1/4 SE 1/4, OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 27 WEST, MILLER COUNTY, ARKANSAS, SAME BEING 240 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SE 1/4 SE 1/4 SE 1/4, SAME BEING ON THE EAST LINE OF A PUBLIC ROAD; THENCE NORTH 46 DEGREES EAST, 210 FEET TO AN IRON PIPE; THENCE SOUTH 44 DEGREES EAST, 210 FEET TO AN IRON PIPE; THENCE SOUTH 46 DEGREES WEST, 210 FEET TO AN IRON PIPE ON THE EAST SIDE OF ABOVE MENTIONED

PUBLIC ROAD; THENCE NORTH 44 DEGREES WEST, ALONG SAID EAST SIDE OF ROAD, 210 FEET TO THE POINT OF BEGINNING, AND CONTAINING ONE (1) ACRE OF LAND, MORE OR LESS.

Street Address: 699 Miller County 4 Doddridge AR 71834

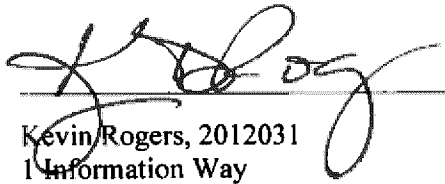
WHEREAS on March 15, 2019 Lottie Paige, a single person, executed a Mortgage in favor of Wells Fargo Bank, N.A. Said Mortgage was recorded on March 25, 2019 as Instrument No. 2019R001824 in the real property records of Miller County, Arkansas. The party initiating foreclosure can be contacted at or in 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, 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 29th day of July, 2025. Wells Fargo Bank, N.A., by its attorney-in-fact, Albertelli Law



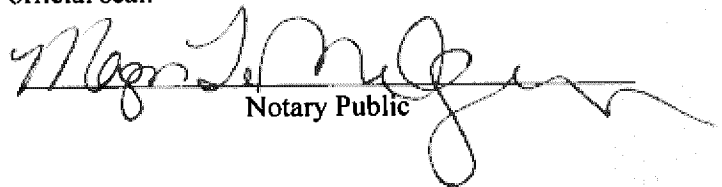
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-010760

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 29th day of July, 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

