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2024-005794

LESLIE MASON, CIRCUIT CLERK

STATE OF ARKANSAS

COUNTY OF MISSISSIPPI

DISTRICT: CHICKASAWBA

FILED FOR RECORD:

09/23/2024 02:40 PM

BY: ALICIA D.C.

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Prepared by:
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(501) 406-0855
ALAW File 24-032426

**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 November 25, 2024 at or about 12:00PM, the subject real property described herein below will be sold at of the Mississippi County Courthouse, 200 West Walnut, Blytheville, AR 72315 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 Mississippi County, Arkansas more particularly described as follows:

LOT TWENTY-NINE (29), BLOCK SEVEN (7), FAIRVIEW HEIGHTS, A
SUBDIVISION IN THE CITY OF BLYTHEVILLE, ARKANSAS, AS SHOWN BY
PLAT RECORDED IN PLAT BOOK 4, PAGE 84.

Street Address: 1021 Leawood St Blytheville AR 72315

WHEREAS on February 25, 2010, Joshua K. Razer, a single person and Tiffany J. Clay, a single person, executed a Deed of Trust in favor of John W. Logan, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Logan Finance Corporation. Said Deed of Trust was recorded on February 26, 2010 in Book 2018, Page 9917 in the real property records of Mississippi County, Arkansas. The Deed of Trust was subsequently assigned to Wells Fargo Bank, NA by virtue of an assignment dated July 16, 2021 and recorded on July 21, 2021 as Instrument No. 2021-004944 in the real property records of Mississippi 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 May 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.

WITNESS my hand this 19 day of September, 2024

Albertelli Law
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Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-032426

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 19 day of September, 2024, 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

