



**2025020319**

PULASKI CO. AR FEE \$25.00

PRESENTED

4/18/2025 12:54:57 PM

RECORDED

04/21/2025 03:37:39 PM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: FRANCISCO RETA

DEPUTY RECORDER

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 25-004541

**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 June 23, 2025 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201 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 Pulaski County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE PULASKI COUNTY,  
ARKANSAS:

A PART OF THE SW 1/4 NW 1/4 OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 13 WEST,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF THE NE  
1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 13 WEST; RUN SOUTH 390.4  
FEET TO THE POINT OF BEGINNING OF THIS TRACT; RUN EAST 220 FEET; RUN SOUTH 220  
FEET; RUN WEST 200 FEET; RUN NORTH 220 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF THE SW 1/4 OF NW 1/4, SECTION 15, T-1-S, R-18W,  
PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
STARTING AT A POINT ON THE WEST LINE OF SAID SW 1/4 NW 1/4 WHICH IS 740 FEET  
NORTH OF THE SOUTHWEST CORNER OF SAID SW 1/4 NW 1/4, SAID POINT BEING THE  
NORTHWEST CORNER OF LOT 2, REVISED PLAT OF CHAMBERS ADDITION TO PULASKI  
COUNTY, ARKANSAS; THENCE NORTH ALONG THE WEST LINE OF SAID SW 1/4 NW 1/4

FOR 161.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUE NORTH ALONG THE WEST LINE OF THE SAID SW 1/4 NW 1/4 FOR 168.00 FEET; THENCE N 87 DEGREES 61' 30" E FOR 292.30 FEET; THENCE S 00 DEGREES 21' 53" W FOR 168.04 FEET; THENCE S 87 DEGREES 51' 30" W FOR 291.23 FEET TO THE POINT OF BEGINNING (SUBJECT TO A PUBLIC ROAD USE ON THE WEST 10 FEET MORE OR LESS THEREOF FOR MEYER LANE).

Street Address: 12703 Meyer Rd Mabelvale AR 72103

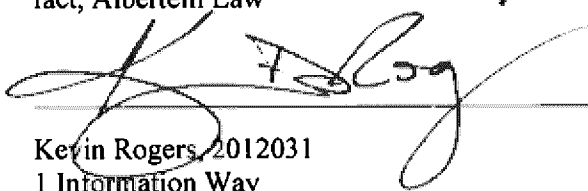
WHEREAS on June 29, 2012 Carolyn McAllester, her heirs and assigns forever, executed a Mortgage in favor of Wells Fargo Bank, N.A. Said Mortgage was recorded on July 9, 2012 as Instrument No. 2012041631 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be 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 November 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 18 day of April, 2025. Wells Fargo Bank, N.A., by its attorney-in-fact, Albertelli Law

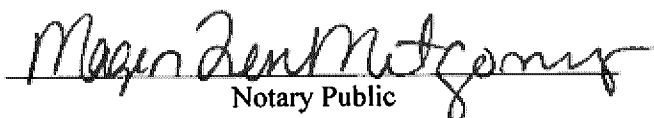
  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 25-004541

ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 18 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

