

**RB 2024-2686**

**VAN BUREN CO. AR FEE \$180.00**

PRESENTED & RECORDED

**06/24/2024 15:30:12**

DEBBIE GRAY  
CIRCUIT CLERK

BY: SANDI ESKRIDGE  
DEPUTY CLERK

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Prepared by:  
ALBERT FLINN LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-006418

**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 September 4, 2024 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Van Buren County Courthouse, 273 Main Street, Clinton, AR 72031 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 Van Buren County, Arkansas more particularly described as follows:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (PT. SW 1/4 NW 1/4), SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THIRTEEN (13) WEST, VAN BUREN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NW CORNER OF SAID SW 1/4 NW 1/4; THENCE NORTH 89 DEGREES 09 MINUTES 16 SECONDS EAST 44.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 09 MINUTES 42 SECONDS EAST 314.69 FEET, THENCE SOUTH 01 DEGREES 08 MINUTES 49 SECONDS EAST 1299.07 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #124, THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 88 DEGREES 51 MINUTES 11 SECONDS WEST 37.38 FEET, THENCE LEAVING THE SAID NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #124, NORTH 01 DEGREES 08 MINUTES 49 SECONDS WEST 404.31 FEET, THENCE NORTH

59 DEGREES 31 MINUTES 50 SECONDS WEST 133.87 FEET, THENCE SOUTH 88 DEGREES 51 MINUTES 11 SECONDS WEST 170.31 FEET, THENCE NORTH 00 DEGREES 39 MINUTES 39 SECONDS WEST 826.31 FEET TO THE POINT OF BEGINNING, CONTAINING 6.53 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY BY CORNERSTONE SURVEYING & MAPPING, DATED DECEMBER 15, 2013.  
Street Address: 2053 Hwy 124 Damascus AR 72039

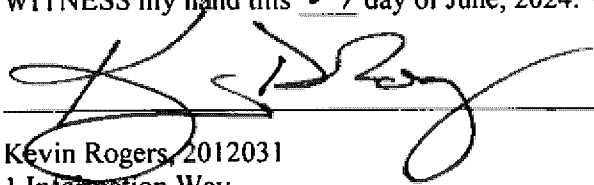
WHEREAS on December 20, 2013 Donnie J. Fowler and Kortney Fowler, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for NTFN, Inc. Said Mortgage was recorded on December 26, 2013 as Instrument No. 2013-7523 in the real property records of Van Buren County, Arkansas. Said Mortgage was subsequently assigned to Wells Fargo Bank, N.A. by virtue of an assignment dated March 4, 2021 and recorded on March 4, 2021 as Instrument No. RB2021-0826 in the real property records of Van Buren County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Wells Fargo Bank, N.A. 3476 Stateview Blvd Fort Mill SC 29715 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 September 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.

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WITNESS my hand this 24 day of June, 2024. Wells Fargo 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. 24-006418

ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 21 day of June, 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

