

File# 2024-00004157

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-004650

**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 April 30, 2024, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Washington County Courthouse, 280 N. College, #302, Fayetteville, AR 72701 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 Washington County, Arkansas more particularly described as follows:

LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 2, TOWNSHIP 16 NORTH, RANGE 33 WEST IN WASHINGTON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS: STARTING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF FRACTION SECTION 2; THENCE NORTH 06 DEGREES 14 MINUTES 26 SECONDS EAST, 309.45 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 88 DEGREES 07 MINUTES 37 SECONDS EAST, 364.89 FEET TO A SET 5/8" REBAR AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 07 MINUTES 37 SECONDS EAST, 275.45 FEET TO A FOUND 1" PIPE; THENCE NORTH 02 DEGREES 53 MINUTES 02 SECONDS EAST, 701.41 FEET TO A SET 5/8" REBAR; THENCE SOUTH 88 DEGREES 21 MINUTES 17 SECONDS EAST, 143.26 FEET; THENCE SOUTH 45 DEGREES 02

MINUTES 52 SECONDS WEST, 16.15 FEET; THENCE SOUTH 73 DEGREES 10 MINUTES 03 SECONDS WEST, 29.63 FEET; THENCE SOUTH 84 DEGREES 12 MINUTES 25 SECONDS WEST, 58.30 FEET; THENCE SOUTH 61 DEGREES 05 MINUTES 10 SECONDS WEST, 15.85 FEET; THENCE SOUTH 44 DEGREES 31 MINUTES 28 SECONDS WEST, 14.37 FEET; THENCE SOUTH 26 DEGREES 34 MINUTES 44 SECONDS WEST, 15.48 FEET; THENCE SOUTH 64 DEGREES 02 MINUTES 50 SECONDS EAST 12.05 FEET TO A FOUND 1/2" JAMES REBAR; THENCE SOUTH 02 DEGREES 57 MINUTES 47 SECONDS WEST, 1101.81 FEET TO A SET 5/8" REBAR; THENCE NORTH 53 DEGREES 20 MINUTES 23 SECONDS WEST 276.87 FEET TO A SET 5/8" REBAR; THENCE NORTH 73 DEGREES 16 MINUTES 27 SECONDS WEST, 113.48 FEET TO A SET 5/8" REBAR; THENCE NORTH 10 DEGREES 33 MINUTES 27 SECONDS EAST, 282.64 FEET TO A SET 5/8" REBAR AND THE TRUE POINT OF BEGINNING CONTAINING 3.185 ACRES, MORE OR LESS AND BEING SUBJECT TO AN EXISTING 12 FOOT WIDE ACCESS EASEMENT AS DESCRIBED ON DEED RECORD 2010-14675.

ALONG WITH AND SUBJECT TO THE FOLLOWING PROPOSED PRIVATE ACCESS EASEMENT: LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 2, TOWNSHIP 16 NORTH, RANGE 33 WEST IN WASHINGTON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS: STARTING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF FRACTION SECTION 2; THENCE ALONG THE WEST LINE OF THE SE 1/4 OF THE NORTHWEST 1/4 SOUTH 03 DEGREES 12 MINUTES 19 SECONDS WEST, 221.75 FEET TO A SET 5/8" REBAR; THENCE SOUTH 86 DEGREES 28 MINUTES 29 SECONDS EAST, 259.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 14 MINUTES 35 SECONDS EAST, 227.54 FEET; THENCE NORTH 42 DEGREES 19 MINUTES 49 SECONDS EAST, 32.03 FEET; THENCE NORTH 39 DEGREES 01 MINUTES 02 SECONDS EAST, 42.91 FEET; THENCE NORTH 31 DEGREES 50 MINUTES 10 SECONDS EAST, 38.17 FEET; THENCE NORTH 19 DEGREES 39 MINUTES 10 SECONDS EAST, 26.27 FEET; THENCE NORTH 11 DEGREES 36 MINUTES 02 SECONDS EAST, 32.49 FEET; THENCE NORTH 05 DEGREES 30 MINUTES 15 SECONDS EAST, 45.01 FEET; THENCE NORTH 02 DEGREES 28 MINUTES 35 SECONDS EAST, 33.58 FEET; THENCE NORTH 06 DEGREES 24 MINUTES 01" EAST, 27.15 FEET; THENCE NORTH 17 DEGREES 38 MINUTES 02 SECONDS EAST, 23.55 FEET; THENCE NORTH 37 DEGREES 08 MINUTES 48 SECONDS EAST, 23.48 FEET; THENCE NORTH 59 DEGREES 55 MINUTES 47 SECONDS EAST, 26.71 FEET; THENCE SOUTH 85 DEGREES 59 MINUTES 36 SECONDS EAST, 28.75 FEET; THENCE SOUTH 86 DEGREES 22 MINUTES 06 SECONDS EAST, 28.59 FEET; THENCE SOUTH 74 DEGREES 27 MINUTES 00 SECONDS EAST, 38.53 FEET; THENCE SOUTH 77 DEGREES 38 MINUTES 29 SECONDS EAST, 50.40 FEET; THENCE SOUTH 81 DEGREES 11 MINUTES 31 SECONDS EAST, 47.47 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 46 SECONDS EAST, 32.14 FEET; THENCE NORTH 74 DEGREES 21 MINUTES 50 SECONDS EAST, 21.77 FEET; THENCE NORTH 58 DEGREES 00 MINUTES 11 SECONDS EAST, 15.45 FEET; THENCE NORTH 57 DEGREES 28 MINUTES 02 SECONDS EAST, 18.27 FEET TO A FOUND 1" PIPE; THENCE ALONG THE WEST BOUNDARY LINE, NORTH 02 DEGREES 53 MINUTES 02 SECONDS EAST, 701.41 FEET TO A SET 5/8" REBAR; THENCE ALONG

THE NORTH BOUNDARY LINE, SOUTH 88 DEGREES 21 MINUTES 17 SECONDS EAST, 30.00 FEET; THENCE SOUTH 02 DEGREES 53 MINUTES 02 SECONDS WEST, 40.49 FEET; THENCE ALONG THE EAST BOUNDARY THE FOLLOWING COURSES: SOUTH 44 DEGREES 31 MINUTES 28 SECONDS WEST, 9.26 FEET; THENCE SOUTH 26 DEGREES 34 MINUTES 44 SECONDS WEST, 15.48 FEET; THENCE SOUTH 64 DEGREES 02 MINUTES 50 SECONDS EAST, 12.05 FEET TO A FOUND 1/2" JAMES REBAR; THENCE SOUTH 02 DEGREES 57 MINUTES 47 SECONDS WEST, 646.35 FEET; THENCE LEAVING SAID LINE, SOUTH 47 DEGREES 26 MINUTES 50 SECONDS WEST, 30.41 FEET; THENCE SOUTH 58 DEGREES 00 MINUTES 11 SECONDS WEST, 24.89 FEET; THENCE SOUTH 74 DEGREES 21 MINUTES 50 SECONDS WEST, 30.40 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 46 SECONDS WEST, 38.57 FEET; THENCE NORTH 81 DEGREES 11 MINUTES 31 SECONDS WEST, 50.52 FEET; THENCE NORTH 77 DEGREES 38 MINUTES 29 SECONDS WEST, 52.16 FEET; THENCE NORTH 74 DEGREES 27 MINUTES 00 SECONDS WEST, 36.24 FEET; THENCE NORTH 86 DEGREES 22 MINUTES 06 SECONDS WEST, 25.56 FEET; THENCE NORTH 85 DEGREES 59 MINUTES 36 SECONDS WEST, 19.66 FEET; THENCE SOUTH 59 DEGREES 55 MINUTES 47 SECONDS WEST, 11.48 FEET; THENCE SOUTH 37 DEGREES 08 MINUTES 42 SECONDS WEST, 12.27 FEET; THENCE SOUTH 17 DEGREES 38 MINUTES 02 SECONDS WEST, 15.44 FEET; THENCE SOUTH 06 DEGREES 24 MINUTES 01 SECONDS WEST, 23.17 FEET; THENCE SOUTH 02 DEGREES 28 MINUTES 35 SECONDS WEST, 33.35 FEET; THENCE SOUTH 05 DEGREES 30 MINUTES 15 SECONDS WEST, 47.40 FEET; THENCE SOUTH 11 DEGREES 36 MINUTES 02 SECONDS WEST, 36.20 FEET; THENCE SOUTH 19 DEGREES 39 MINUTES 10 SECONDS WEST, 31.59 FEET; THENCE SOUTH 31 DEGREES 50 MINUTES 90 SECONDS WEST, 43.26 FEET; THENCE SOUTH 39 DEGREES 01 MINUTES 02 SECONDS WEST, 45.66 FEET; THENCE SOUTH 42 DEGREES 19 MINUTES 49 SECONDS WEST, 22.54 FEET; THENCE SOUTH 04 DEGREES 14 MINUTES 35 SECONDS WEST, 216.81 FEET; THENCE NORTH 86 DEGREES 28 MINUTES 29 SECONDS WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.044 ACRES, MORE OR LESS.

Street Address: 20879 Hwy 244 N Siloam Springs AR 72761

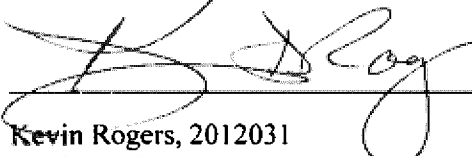
WHEREAS on August 28, 2015, Dustin S. Fraser and Emily Fraser, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Highlands Residential Mortgage, Ltd. said Mortgage was recorded on August 31, 2015, as instrument number 2015-00024676 in the real property records of Washington County, Arkansas. Mortgage was subsequently assigned to Wells Fargo Bank, N.A. by virtue of an assignment dated June 8, 2023, and recorded on June 12, 2023, as instrument number 2023-00014830 in the real property records of Washington 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

October 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 21 day of February, 2024. Wells Fargo Home Mortgage, 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. 24-004650

ACKNOWLEDGEMENT

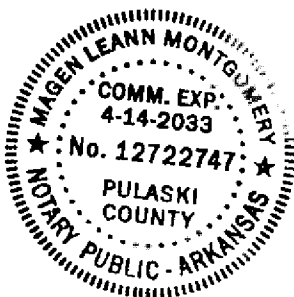
STATE OF ARKANSAS
COUNTY OF PULASKI

On this 21 day of February, 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



Washington County, AR
I certify this instrument was filed on
2/23/2024 1:03:17 PM
and recorded in REAL ESTATE

File# 2024-00004157
Kvle Sylvester - Circuit Clerk

