

L202501254
WHITE CO. AR FEE \$175.00
PRESENTED & RECORDED
02/03/2025 09:57:23
SARA BROWN-CARLTON
CIRCUIT CLERK
BY: BRIDGITTE BENNETT
DEPUTY
BK: MISC 2025
PG: 1501 - 1502

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-000540

**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 17, 2025 at or about 12:00 PM, the subject real property described herein below will be sold at Main Entrance of the White County Courthouse, 300 N. Spruce, Searcy, AR 72143 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 White County, Arkansas more particularly described as follows:

LOT SIXTEEN (16) OF OAKRIDGE ESTATES SUBDIVISION OF WHITE COUNTY, ARKANSAS, BEING A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2 NE 1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHT (8) NORTH, RANGE SIX (6) WEST IN WHITE COUNTY, ARKANSAS.

Street Address: 104 Eli Ln Judsonia AR 72081

WHEREAS on September 13, 2011, Rodney Luke Leonard and Tiffany Leonard, husband and wife, executed a Deed of Trust in favor of IBERIABANK, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for IBERIABANK Mortgage Company, an Arkansas Corporation. Said Deed of Trust was recorded on September 19, 2011 in Book 2011, Page 21701 in the real property records of White County, Arkansas. The Deed of Trust was subsequently assigned to Wells Fargo Bank, N.A. by virtue of an assignment dated January 13, 2021 and recorded on January 20, 2021 in Book 2021, Page 665 in the real property records of White 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 June 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 31st day of January, 2025.



Albertelli Law
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-000540

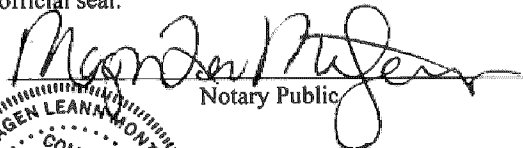
CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF WHITE
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num L202501254
02/03/2025 09:57:23 AM
SARA BROWN-CARLTON
WHITE COUNTY CIRCUIT CLERK
By:

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 31st day of January, 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

