

L202507991
WHITE CO. AR FEE \$180.00
PRESENTED & RECORDED
06/26/2025 14:30:04
SARA BROWN-CARLTON
CIRCUIT CLERK
BY: BRIDGITTE BENNETT
DEPUTY
BK: MISC 2025
PG: 6952 - 6954

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-008003

**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 02, 2025 at or about 9:00AM, the subject real property described herein below will be sold at the 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 Mortgage is located in White County, Arkansas more particularly described as follows:

PART OF THE NORTH 330 FEET OF THE SOUTH 1221 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4 NE 1/4) OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 10 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 99 FEET SOUTH OF THE NORTHEAST CORNER OF THE SAID SW 1/4 NE 1/4 AND RUN THENCE SOUTH 330.0 FEET; THENCE WEST 275.9 FEET; THENCE NORTH 51 DEGREES 42 MINUTES 30 SECONDS WEST, 266.28 FEET; THENCE NORTH 33 DEGREES 41 MINUTES 20 SECONDS WEST 54.08 FEET; THENCE NORTH 28 DEGREES 26 MINUTES 30 SECONDS WEST, 136.47 FEET; THENCE EAST 579.9 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ALL COUNTY ROAD RIGHT OF WAYS.

Street Address: 101 Pafford Lane Romance AR 72136

WHEREAS on May 6, 2005 James Pipkin Jr and Pamela Pipkin, husband and wife, executed a Mortgage in favor of Argent Mortgage Company, LLC. Said Mortgage was recorded on May 11, 2005 in Book 2005, Page 16315 in the real property records of White County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association, as Trustee for Credit Suisse First Boston

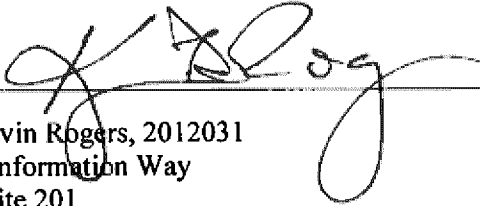
Mortgage Securities Corp. Home Equity Asset Trust 2005-5, Home Equity Pass-Through Certificates, Series 2005-5 by virtue of an assignment dated May 06, 2005 and recorded on March 1, 2018 in Book 2018, Page 02260 in the real property records of White County, Arkansas. The party initiating foreclosure 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 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, 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.

THIS SPACE INTENTIONALLY LEFT BLANK

WITNESS my hand this 26th day of June, 2025. Wells Fargo Bank, N.A. as servicing agent for U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-5, Home Equity Pass-Through Certificates, Series 2005-5, 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. 25-008003

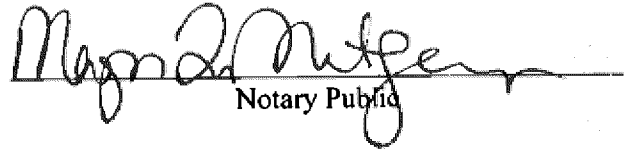
CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF WHITE
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num L202507991
06/26/2025 02:30:04 PM
SARA BROWN-CARLTON
WHITE COUNTY CIRCUIT CLERK
By:

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 26th day of June, 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

