

CERTIFICATE OF RECORD
INSTRUMENT # 2024-11704
FILED: 12/23/2024 03:39:44 PM
LONOKE COUNTY, ARKANSAS
DEBORAH OGLESBY, CIRCUIT CLERK
BY: NATALIE PAGES: 2
160.00

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-039357

**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 February 28, 2025 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Lonoke County Courthouse, 301 North Center St., Lonoke, AR 72086 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 Lonoke County, Arkansas more particularly described as follows:

THE NORTH 2/3RD OF LOT 4 AND ALL OF LOT 5, BLOCK 22, WRIGHT'S SURVEY TO THE TOWN OF LONOKE, LONOKE COUNTY, ARKANSAS.

Street Address: 318 Depot St Lonoke AR 72086

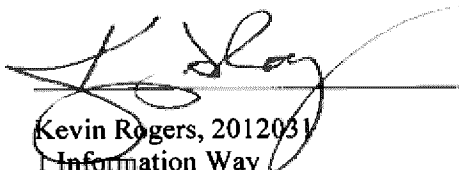
WHEREAS on June 4, 2013 Thomas Hardin, unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Financial Bank. Said Mortgage was recorded on June 11, 2013 as Instrument No. 201307239 in the real property records of Lonoke County, Arkansas. Said Mortgage was subsequently assigned to Wells Fargo Bank, N.A. by virtue of an assignment dated August 26, 2020 and recorded on August 31, 2020 as Instrument No. 2020-09565 in the real property records of Lonoke 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 March 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.

WITNESS my hand this 28 day of December, 2024. Wells Fargo Bank, N.A., by its attorney-in-fact, Albertelli Law


Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-039357

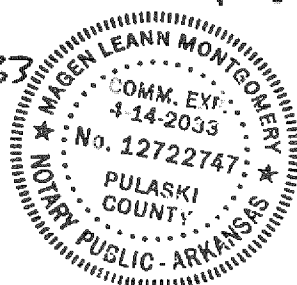
ACKNOWLEDGEMENT

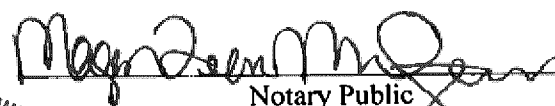
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 23 day of December, 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.

My Commission Expires: 4/14/2033




Notary Public