

2025R-00000301

I certify that this instrument  
was filed on

02/11/2025 01:23 PM and  
recorded in WESTERN district  
ANGELA SELF

Circuit Clerk - Clay County, AR

(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 24-039297

**AMENDED 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**

**\*\*\*AMENDED TO CORRECT SALE DATE AND TIME\*\*\***

NOTICE IS HEREBY GIVEN that on April 10, 2025 at or about 2:00PM, the subject real property described herein below will be sold at the Main Entrance of the Clay County Courthouse, 800 SW 2<sup>nd</sup> Street, Corning, Arkansas 72422 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 Clay County, Arkansas more particularly described as follows:

THE FOLLOWING LANDS LYING IN THE WESTERN DISTRICT OF CLAY COUNTY, ARKANSAS:

SIXTY-FIVE (65) FEET OFF, FROM AND ACROSS THE EAST SIDE OF LOT FOUR (4) AND THIRTY-FIVE (35) FEET OFF, FROM AND ACROSS THE WEST SIDE OF LOT THREE (3) IN BLOCK FIVE (5) IN GREEN ACRES SUB-DIVISION TO THE CITY OF CORNING, ARKANSAS.

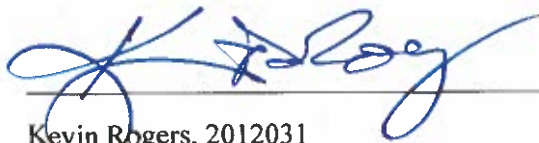
Street Address: 1407 Smith St. Corning AR 72422

WHEREAS on March 25, 2020 Kenneth M. Clubb, unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for IberiaBank, its successors and assigns. Said Mortgage was recorded on March 25, 2020 in Book 108, Page 460 in the real property records of Clay County, Arkansas. Said Mortgage was then assigned to Wells Fargo Bank N.A. by virtue of an Assignment dated April 15, 2024 and recorded on April 17, 2024 as Instrument No. 2024R-00000932 in the real property records of Clay 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 February 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 10 day of February, 2025. Wells Fargo Bank 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. 24-039297

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 10 day of February, 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

