

2025R-000617

MORTGAGES

FILED: 02/27/2025 08:20 AM

CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

BY: TABETHA LINGLE D.C.

PAGES: 2

(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 25-003289

**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 May 5, 2025 at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Conway County Courthouse, 115 South Moose St., Morrilton, AR 72110 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Conway County, Arkansas more particularly described as follows:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 NORTH, RANGE 15 WEST CONWAY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SOUTH 87 DEGREES 41 MINUTES 24 SECONDS EAST A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 87 DEGREES 41 MINUTES 24 SECONDS EAST A DISTANCE OF 100.24 FEET THENCE LEAVING SAID NORTH LINE, SOUTH 01 DEGREES 28 MINUTES 41 SECONDS WEST A DISTANCE OF 435.73 FEET, THENCE NORTH 89 DEGREES 15 MINUTES 50 SECONDS WEST A DISTANCE OF 101.19 FEET, THENCE NORTH 01 DEGREES 36 MINUTES 09 SECONDS EAST A DISTANCE OF 438.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS.
Street Address: 3602 Highway 92 Center Ridge AR 72027**


WHEREAS on October 13, 2022 Sharon Wojcik and Dean Wojcik, executed a Mortgage in favor of Wells Fargo Bank, N.A. Said Mortgage was recorded on October 17, 2022 as Instrument No. 2022R-004008 in the real property records of Conway 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.

WITNESS my hand this 26 day of February, 2025. Wells Fargo Bank, N.A., by its attorney-in-fact,
Albertelli Law


Magen Montgomery,
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-003289

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 26 day 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.

My Commission Expires: 4/14/2023


Notary Public

