

CERTIFICATE OF RECORD
Faulkner County, AR Fee \$180.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202505815 3 Pages
04/29/2025 03:48:18 PM
Nancy Eastham
Faulkner County Circuit Clerk
BY: SMIX D.C.
NON JUDICIAL FORECLOSURE NOTICE

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-006646

**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 July 14, 2025 at or about 10:00 AM, the subject real property described herein below will be sold at the Main Entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 Faulkner County, Arkansas more particularly described as follows:

Part of the SE 1/4 NE 1/4 of Section 12, T8N, R14W, Faulkner County, Arkansas, being more particularly described as follows: Commencing at the Southwest corner of the SE 1/4 NE 1/4; thence South 87 degrees 42 minutes 46 seconds East 537.46 feet along the South line of the said SE 1/4 NE 1/4 to a point; thence North 06 degrees 40 minutes 49 seconds West 442.62 feet to the point of beginning; thence continue North 06 degrees 40 minutes 49 seconds West 305.94 feet to the Southwest corner of a one acre tract as shown on survey by Bill Tyler dated August 13, 1987; thence North 82 degrees 49 minutes 19 seconds East 211.50 feet along the South line of said one acre tract to a found aluminum pipe; thence North 07 degrees 10 minutes 41 West and passing over an aluminum pipe at 178.22 feet for a total distance of 209.13 feet to a point in the centerline of Arkansas State Highway Number 124; thence North 82 degrees 14 minutes 07 seconds East 171.94 feet along the said centerline to a point; thence along the West right of way line of Leonard Loop the following four (4) courses and distances; thence along the arc of a 109.76 foot radius curve to the left having a chord bearing and distance of South 32 degrees 02 minutes 30 seconds East 84.40 feet to a point; thence South 63 degrees 49 minutes 09 seconds East 443.34 feet to a point; thence along the arc of a 74.05 foot radius curve to the right having a chord bearing and distance of South 33 degrees 49 minutes 17 seconds East 76.32 feet to a point; thence South 02 degrees 26 minutes 44 seconds East 263.25 feet to a point; thence departing said right of way North 87 degrees 42 minutes 46 seconds West 815.48 feet to the point of beginning, containing 8.00 acres, more or less. Subject to the right of way of Arkansas State Highway Number 124 along the North line.

Street Address: 10 Leonard Loop Damascus AR 72039

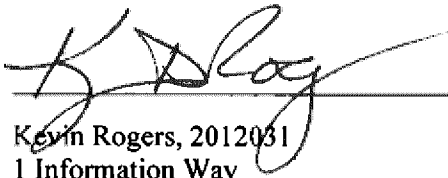
WHEREAS on August 14, 2009 , Elizabeth R Morris and Ty Morris, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Centennial Bank, a Corporation. Said Mortgage was recorded on August 20, 2009 as Document No. 2009-15821 in the real property records of Faulkner County Arkansas. Said Mortgage was subsequently assigned to Wells Fargo Bank, NA by virtue of an Assignment dated March 19, 2020 and recorded on March 19, 2020 as Instrument No. L202004240 in the real property records of Faulkner 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, 2023, 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.

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WITNESS my hand this 29 day of April, 2025. Wells Fargo Bank, N.A., by its attorney-in-fact,
Albertelli Law



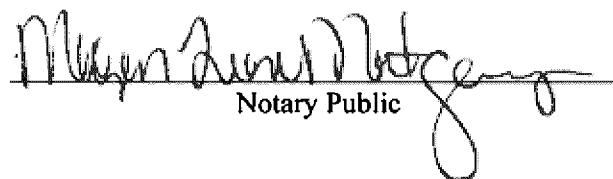
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-006646

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 29 day of April, 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

