



L202501164

STATE OF ARKANSAS, SHARP COUNTY  
VARIOUS DEED 3 Pages

FEE \$25.00

RECORDED: 03-26-2025 02:06:32 PM

ALISA BLACK

CIRCUIT CLERK & RECORDER

By: *Alisa Black*

D.C.

BK. RB 2025 PG: 4495-4497

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 25-003878

**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 June 04, 2025 at or about 1:30PM, the subject real property described herein below will be sold at the Main Entrance of the Sharp County Courthouse, 718 Ash Flat Dr., Ash Flat, AR 72530 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 Sharp County, Arkansas more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 NW 1/4) OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 WEST OF THE 5TH P.M. IN SHARP COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE SOUTHEAST (SE) CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 02 DEGREES 20 MINUTES WEST 807.63 FEET; THENCE NORTH 88 DEGREES 34 MINUTES WEST 194.49 FEET; THENCE SOUTH 03 DEGREES 10 MINUTES 15 SECONDS WEST 806.24 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES EAST 272.00 FEET BACK TO THE POINT OF BEGINNING.

ALSO:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4 NE 1/4) OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 WEST OF THE 5TH P.M. IN SHARP COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE MEANDERING IN A NORTHEASTERLY DIRECTION ALONG STATE HWY NUMBER 175 FOR

576.00; THENCE DUE WEST TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 NW 1/4), BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 NW 1/4); THENCE NORTH 320.29 FEET, THENCE WEST 272 FEET, THENCE SOUTH 320.29 FEET, THENCE EAST 272 FEET TO THE POINT OF BEGINNING  
Street Address: 2061 Hwy 175 N Mammoth Spring AR 72554

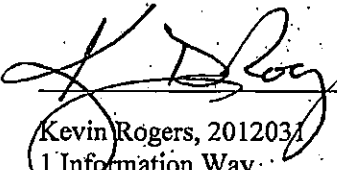
WHEREAS on July 30, 2014 Betty Grubbs and Michael Grubbs, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Bridgeview Bank Mortgage Company, LLC. Said Mortgage was recorded on July 31, 2014 in Book 2014, Page 11534 in the real property records of Sharp County, Arkansas. Said Mortgage was subsequently assigned to Wells Fargo Bank, N.A. by virtue of an assignment dated December 28, 2022 and recorded on January 3, 2023 as Instrument No. 2023-00067 in the real property records of Sharp 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 January 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.

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WITNESS my hand this 25 day of March, 2025. Wells Fargo Home Mortgage, 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. 24-033119

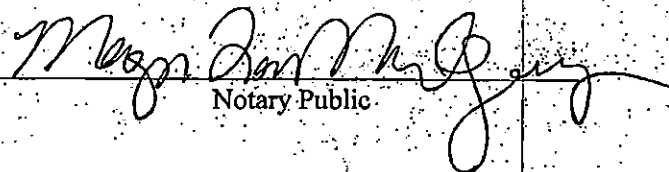
ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

§  
§

On this 25 day of March, 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

