

THIS INSTRUMENT PREPARED  
BY AND TO BE RETURNED TO  
Mickel Law Firm, P.A.  
1501 North University  
Ste. 930  
Little Rock, AR 72207

**Grantor: White, David L.**

**Grantee: Wells Fargo Bank, N.A.**

**AMENDED NOTICE OF DEFAULT AND INTENTION TO SELL**

**YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION**

**IF YOUR PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY AND  
AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST YOU**

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION GIVEN MAY BE USED  
FOR THAT PURPOSE.**

**NOTICE IS HEREBY GIVEN** that on Wednesday, February 1, 2023, at or about 1:00 PM, the following real property will be sold and this statutory foreclosure sale will be held at the front door, inside the main entrance of the Carroll County Courthouse, 210 W. Church Ave., Berryville, Arkansas, or the sale will be held in the place at said venue where foreclosure sales are customarily advertised and/or conducted, to the highest bidder for cash:

A part of the NW1/4 of the SW1/4, Section 17, and a part of the NE1/4 of the SE1/4 of Section 18, all in Township 19 North, Range 24 West, described as commencing at the Northeast Corner of the NW1/4 of the SW1/4, Section 17; thence South, 89 degrees 55 minutes 28 seconds West, 493.38 feet to the place of beginning; thence South 477.14 feet to the North right of way of the County Road; thence South, 72 degrees 26 minutes 41 seconds West, 76.55 feet; thence South, 82 degrees 12 minutes 35 seconds West, 269.39 feet; thence North, 84 degrees 38 minutes 26 seconds West, 210.58 feet; thence North, 71 degrees 07 minutes 43 seconds West, 101.36 feet; thence North, 59 degrees 09 minutes 13 seconds West, 89.63 feet; thence North, 36 degrees 38 minutes West, 48.28 feet; thence North, 20 degrees 01 minute West, 62.26 feet; thence North, 13 degrees 18 minutes 18 seconds West, 80.33 feet; thence North, 26 degrees 58 minutes 48 seconds West, 89.75 feet; thence North, 43 degrees 15 minutes 35 seconds West, 76.37 feet; thence North, 50 degrees 31 minutes 28 seconds West, 108.64. feet; thence North, 58 degrees 15 minutes 06 seconds West, 107.63 feet to the North line of the NE1/4 of the SE1/4 of Section 18; thence East on the North line of the NE1/4 of the SE1/4, Section 18, and the NW1/4 of the SW1/4 of Section 17, a distance of 1059.26 feet to the point of beginning, and in the Eastern District of Carroll County, Arkansas.

More Commonly Known As: 572 CR 530, Berryville, AR 72616.

On December 17, 2004, David L. White executed a security instrument in favor of Community First Bank, which was recorded on December 27, 2004, in Record Book 265 at Page 169 in the real estate records of Carroll County, Arkansas and is now held by Wells Fargo Bank, N.A..


White, David L.  
Case: 106902-1

The default for which foreclosure is made is due to failure of payment per the terms of the note and security instrument and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and as such has directed Mickel Law Firm, P.A., as its Attorney-in-Fact or Trustee, to sell the property to satisfy said indebtedness. The party initiating this foreclosure can be contacted at or in care of its servicer: Wells Fargo Bank, N.A., 3476 Stateview Blvd., Fort Mill, SC 29715, Phone (866)234-8271.

This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back lines 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.

Dated: January 11, 2023

**Mickel Law Firm, P.A.**  
1501 North University  
Ste. 930  
Little Rock, AR 72207  
Phone: 888-217-5535

By:   
Stephen P. Lowman

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF PULASKI )

On this 11th day of January, 2023, before me, Cecilia Synco, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named Stephen P. Lowman, an attorney of Mickel Law Firm, P.A., a corporation, was duly authorized in his respective capacity to execute the foregoing instrument(s) for and in the name and behalf of said corporation, business trust, estate, partnership, limited liability company, association, joint venture or other legal entity, and further stated and acknowledged that he/she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 11th day of January, 2023.

  
Notary Public

Exp. Date February 05, 2022  
**Cecilia Synco**  
Notary Public  
Commission # 12717320  
Pulaski County, Arkansas

White, David L.  
Case: 106902-1