

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

Grantor: Johnson, Jerry L and Johnson, Linda D

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 Thursday, January 26, 2023, at or about 12:00 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 White County Courthouse, 300 N. Spruce, Searcy, 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:

All that portion of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4) of Section Twenty-Six (26), Township Nine (9) North, Range Six (6) West, described as follows, to-wit: Commencing at the intersection of an existing fence line for the South line of said Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4) and the center line of County Road: Thence North 789 feet to a point in the center of said County Road, also called the point of beginning: Thence South along the center of County Road, 214 feet; thence East, 223 feet: Thence run in a Northerly direction 214.7 feet to a point 206 feet East of the point of beginning: Thence West, 206 feet back to the point of beginning, containing 1.05 acres, more or less. Subject to all existing easements for roads or other purposes, and also subject to an easement for the purpose of ingress and egress described as being the East 35 feet of the South 15 feet thereof.

More Commonly Known As: 460 Stanley Road, Bald Knob, AR 72010.

On September 20, 1993, Jerry L. Johnson and Linda D Johnson executed a security instrument in favor of First Security Bank, which was recorded on September 24, 1993, in Record Book 1999 at Page 3599 in the real estate records of White County, Arkansas and is now held by Wells Fargo Bank, N.A..

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

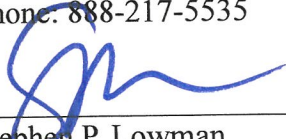
Johnson, Jerry L and Johnson, Linda D
Case: 107506-1

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: December 28, 2022

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

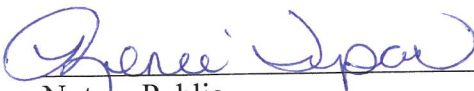
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 28th day of December, 2022, before me, Renee Tyson, 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 28th day of December 2022.


Notary Public

