



CERTIFICATE OF RECORD
2020R-000535
MORTGAGES

FILED: 02/24/2020 11:31 AM
CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

BY: LISA ONEAL 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 20-003581

**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 4, 2020 at or about 12:00PM, 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 TIME 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 NW1/4 NE1/4, SECTION 23, T-6-N, R-15-W OF THE FIFTH PRINCIPAL MERIDIAN IN CONWAY COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: FROM A FENCE CORNER FOUND FOR THE NE CORNER OF SAID NW1/4 NE1/4 OF SECTION 23; RUN THENCE N88 DEGREES 37 MINUTES 38 SECONDS W 487.28 FEET; THENCE S00 DEGREES 25 MINUTES 00 SECONDS W 382.80 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING; THENCE RUNNING S00 DEGREES 25 MINUTES 00 SECONDS W 172.39 FEET; THENCE N66 DEGREES 50 MINUTES 00 SECONDS W 137.00 FEET; THENCE N00 DEGREES 25 MINUTES 00 SECONDS E 172.39 FEET; THENCE S66 DEGREES 50 MINUTES 00 SECONDS E 137.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS.

Street Address: 14W Branch Dr, Plumerville, AR 72127

WHEREAS on July 31, 2017 Candace A. Baker and Tony M. Baker, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Cornerstone Home

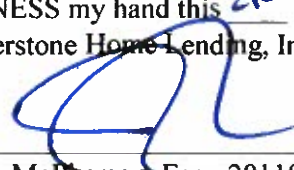


Lending, Inc. Said Mortgage was recorded on August 1, 2017 in Book 630 at Page 55 in the real property records of Conway County, Arkansas. The Mortgage was subsequently assigned to Cornerstone Home Lending, Inc. by virtue of an assignment dated October 10, 2018 and recorded on October 16, 2018 in Book 651 at Page 561 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: Cornerstone Home Lending, Inc., Attn: FC 425 Phillips Blvd, Ewing, NJ 08618 at Telephone No. 800-223-6527; 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, and the same is now therefore wholly 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 21st day of February, 2020.
Cornerstone Home Lending, Inc., by its attorney-in-fact, Albertelli Law


James McPherson, Esq., 2011038
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 20-003581

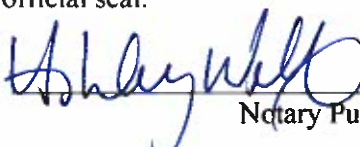
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 21st day of February, 2020, before me, the undersigned officer, personally appeared James McPherson, 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: 4/27/2026


Notary Public

