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CERTIFICATE OF RECORD
INSTRUMENT # 2024-06049
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LONOKE COUNTY, ARKANSAS
DEBORAH OGLESBY, CIRCUIT CLERK
BY: TAYLOR PAGES: 2

TRUSTEE'S 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 FOR COLLECTION MAY BE BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN that on September 16, 2024, at or about 11:00 AM, the following real property will be sold at the Lonoke County Courthouse in Lonoke, Arkansas, to the highest bidder for cash:

A tract of land located in part of the Northwest Quarter of the Southwest Quarter, Section 12, Township 4 North, Range 10 West, Lonoke County, Arkansas, being more particularly described as follows: Commence at the Southeast corner of the Northwest Quarter Southwest Quarter, Section 12, Township 4 North, Range 10 West, thence North 86 degrees 24 minutes 10 seconds West 114.0 feet to the point of beginning, thence North 86 degrees 24 minutes 10 seconds West 114.0 feet, thence North 0 degrees 17 minutes 30 seconds East 391.21 feet to a point on the South right of way line of Maple Street, thence South 84 degrees 36 minutes 14 seconds East along said right of way line 114.0 feet, thence South 0 degrees 15 minutes 10 seconds West 387.64 feet to the point of beginning and containing 1.016 acres more or less.

Commonly known as: 123 Maple St., Cabot, AR 72023

On June 29, 2012, Christine R. Maxwell executed a Fixed Rate Home Equity Conversion Deed Of Trust in favor of National Title And Escrow, Trustee and Mortgage Electronic Registration Systems, Inc., nominee for Primary Residential Mortgage, Inc., lender, which was filed July 11, 2012, as Instrument # 201207519, in the office of the Ex-Officio Recorder for Lonoke County, Arkansas.

Christine R. Maxwell has defaulted under the terms of the Fixed Rate Note and the Fixed Rate Home Equity Conversion Deed Of Trust as the borrower has died and the subject real property is not the principal residence of at least one surviving borrower. The loan has been accelerated under the terms of the Fixed Rate Note and Fixed Rate Home Equity Conversion Deed Of Trust. The loan is now in default. Tenants of the property may claim an interest in the real property herein.

The sale will extinguish all interests in any part of the real property, including existing lienholders, previous owners of the property, or tenants. The terms of the sale are certified funds to be paid the day of the sale and all transfer taxes will be the responsibility of the purchaser. The sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of

