

Reserved for recording
purposes ONLY.

202506073
Date: 10/30/2025 10:35 AM
Certificate of Record
State of Arkansas, County of Cleburne
HEATHER SMITH, CIRCUIT CLERK
Filed and Recorded in Cleburne County
Fees: 25.00
ER

THIS FORM PREPARED BY:

Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520
PLG 25-013015-1

Grantor: TIMOTHY D. PADGETT, P.A.
Grantee: KRISTIE CORNETT, LORNE W. CORNETT
(or as otherwise noted by the recorder)

MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

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

NOTICE IS HEREBY GIVEN that on **January 15, 2026, at or about 10:00 AM**, the subject real property described herein below will be sold **at the main entrance of the Cleburne County Courthouse, 301 West Main St, Heber Springs, AR 72543** to the highest bidder for cash. The sale will extinguish the interests of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH AT THE TIME OF SALE UNLESS OTHERWISE AGREED TO BY MORTGAGEE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Cleburne County, Arkansas more particularly described as follows:

A tract situated in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), of Section Eight (8), Township Twelve (12) North, Range Nine (9) West, Cleburne County, Arkansas, more particularly described as beginning at the Southwest corner of the SW 1/4 NE 1/4 and proceeding North 90 degrees 00 minutes 00 seconds East 1075.18 feet; thence North 00 degrees 00 minutes 00 seconds East 806.28 feet to the True Point of Beginning of the tract herein described; thence North 01 degrees 10 minutes 00 seconds East 349.76 feet; thence South 88 degrees 50 minutes East 249.09 feet; thence South 01 degrees 10

minutes 00 seconds West 349.76 feet; thence North 88 degrees 50 minutes 00 seconds West 249.09 feet to the True Point of Beginning, containing 2.00 acres, more or less. Also a strip of land 25.00 feet in width for ingress and egress to the above described 2.00 acre tract, described as beginning at the northeast corner of the aforesaid 2.00 acre tract and the East line of said strip run North parallel to the East line of said 2.00 acre tract to the North line of said SW 1/4 NE 1/4.

Street Address: 115 McCarty Ridge Road, Drasco, AR 72530

WHEREAS on March 15, 2005, Lorne W. Cornett and Kristie Cornett, husband and wife executed a Mortgage in favor of Mortgage Electronic Registration Inc., as mortgagee, as nominee for Cornerstone Mortgage Center, which was recorded on **March 20, 2005 in Book 324, Page 351, and modified in Instrument Number 202405898** in the real estate records of Cleburne County, Arkansas. The beneficial interest of said Mortgage has been assigned to U.S. Bank National Association, not in its individual capacity but solely in its capacity as indenture trustee of CIM Trust 2019-RI on behalf of the Noteholders, which is the party initiating foreclosure. The party initiating foreclosure is U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2019-R1 on behalf of the Noteholders and can be contacted at or in care of its servicer initiating foreclosure at: 75 Beattie Place, Suite 300, Greenville, SC 29601; 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.

The undersigned is an active, licensed member of the Bar of the Supreme Court of the State of Arkansas, and the law firm of the undersigned maintains an office at 415 N. McKinley St., Suite 1177, Little Rock, AR 72205 that is located within the State of Arkansas, is accessible to the public during regular business hours, and has the ability to accept funds from a grantor, mortgagor, or obligor to reinstate or pay off a mortgage or deed of trust.

WITNESS my hand this October 29, 2025.

TIMOTHY D. PADGETT, P.A.
SUBSTITUTE TRUSTEE FOR U.S. BANK
NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY IN ITS
CAPACITY AS INDENTURE TRUSTEE OF CIM
TRUST 2019-R1 ON BEHALF OF THE
NOTEHOLDERS

By: Renee Price
Renee Price
Timothy D. Padgett, P.A.
415 North McKinley
Ste 1177
Little Rock, AR 72205
(850) 422-2520

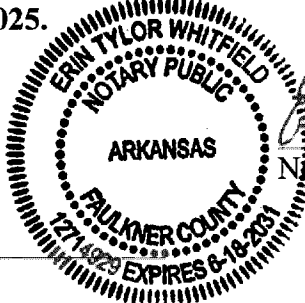
STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 29 day of October, 2025, before me, Erin Tylor Whitfield, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Renee Price of Timothy D. Padgett, P.A., being the person authorized by said Professional Association, to execute such instrument, stating their respective capacities in that behalf, to me personally well known, who stated that they were an attorney with Timothy D. Padgett, P.A., a Company, the Trustee for U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2019-R1 on behalf of the Noteholders, and was duly authorized in their respective capacity to execute the foregoing instrument for and in the name and behalf of said Company, and further stated and acknowledged that they 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
29 day of October, 2025.

My Commission Expires:

6-18-2031



Erin Tylor Whitfield
Notary Public, State of Arkansas

Certificate of Record

State of Arkansas, County of Cleburne

**I hereby certify that this instrument was
Filed and Recorded in the Official Records**

Document Number: 202506073

Recorded Date and Time: 10/30/2025 10:35 AM

Heather Smith, Circuit Clerk

Cleburne, AR

