**AMENDED MORTGAGEE'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 WHICH THEN EXISTS AND AN ACTION FOR COLLECTION MAY BE BROUGHT AGAINST YOU.

Whereas, Villa Vista Homes, LLC (Tract 1); Melvin Hill AKA Melvin L Hill and Myrna Hill AKA Myrna V Hill, Husband and Wife, (Tract 2 and 3) executed a Mortgage in favor of First Community Bank on September 26, 2014, which was filed for record on October 16, 2014, as Instrument # 201409821, in the records of Lonoke County, Arkansas and modified thereafter;

Whereas, Villa Vista Homes LLC AKA Villa Vista Homes, LLC, (Tract 1); Melvin Hill AKA Melvin L Hill and Myrna Hill AKA Myrna V Hill, Husband and Wife, (Tract 2 & 3) executed a Construction Mortgage in favor of First Community Bank on June 30, 2016, which was filed for record on July 6, 2016, as Instrument # 201606474, in the records of Lonoke County, Arkansas and modified thereafter;

Whereas, default has occurred in the payment of the indebtedness secured by the mortgage;

Whereas, there may be tenants that claim an interest in the real property herein based upon said tenancy;

Now therefore, notice is hereby given that the entire indebtedness has been declared due and payable, and that Laura W. Brissey, as Attorney-in-Fact, by virtue of the power, duty, and authority vested in and imposed upon said Attorney-in-Fact will, on November 6, 2019 at or about 11:00 am in the lobby of the Lonoke County Courthouse, offer for sale certain property hereinafter described to the highest bidder for cash, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the mortgage, said property being real estate situated in Lonoke County, Arkansas and being more particularly described as follows:

TRACT 1:

Lots 1-42, Villa Vista Planned Unit Development City of Cabot, Lonoke County, Arkansas, being a Replat of Lots 17, 18, 20, 21, & 22, Country Wood Subdivision, (including the East 25’ of the ROW of J Street lying parallel & adjacent to Lot 20, & the 50' row of J Street lying parallel & adjacent to Lot 17, 18, 21, & 22), to the City of Cabot Lonoke County, Arkansas being more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Nineteen (19), Township Four North , Range Nine West (T4N, R9W); thence N 01° 15' 42" E, a distance of 42.13 feet to a found 3/8" rebar in the North right of way line of Campground Road, the point of beginning; thence with said North line, N 88° 45' 25" W, a distance of 312.72 feet to a set 5/8" rebar; thence leaving the right of way, N 00° 28' 19" E, a distance of 207.92 feet to a set 5/8" rebar: thence N 89° 18' 18" W, a distance of 314.70 feet to a found 1/2" pipe; thence N 00° 25' 43" E, a distance of 268.99 feet to a found 5/8" rebar; N 00°29'11" E, a distance of 179.58 feet to a found 1/2" rebar; thence S 89° 12' 58" E, a distance of 630.66 feet to a found 3/8" rebar; thence S 00° 44' 52" W, a distance of 658.50 feet to the point of beginning, containing 7.9822± acres according to a survey performed under the supervision of Michael F. Petty Arkansas Professional Surveyor # 1394.

TRACT 2:

Lot 13, Robinwood Subdivision, Phase I, to the City of Cabot, Lonoke County, Arkansas.

TRACT 3:

A tract of land located in part of the NE 1/4, Section 5, T4N, R8W, Lonoke County, Arkansas, more particularly described as follows: Commence at the SE corner of the NE 1/4, Section 5; thence North 121.0 feet to the point of beginning; thence N 89° 32' W 174.0 feet; thence South 121.0 feet; thence N 89° 32' W, 174.0 feet; thence North 244.0 feet; thence S 89° 32' E, 348.0 feet to a point in the centerline of Highway No. 31; thence South along said centerline 122.0 feet to the point of beginning.

This sale shall extinguish all interests in any part of the property, including existing lienholders, previous owners of the property, or tenants.

This 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 redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

The sale held pursuant to this Notice may be rescinded at the Attorney-in-Fact's option at any time. The right is reserved to adjourn the day of the sale to another day, time and place certain without further publication, upon announcement at the time and place for the sale set forth above.

THE TERMS OF SALE ARE CASH THE DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

Laura W. Brissey

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