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

Whereas, LRS Karmic Ventures, LLC executed a Construction Mortgage in favor of First Community Bank on January 25, 2018, which was filed for record on January 29, 2018, as Document Number 2018R-00251, in the records of Poinsett County, Arkansas along with modifications thereafter;

 Whereas, LRS Karmic Ventures, LLC executed a Construction Mortgage in favor of First Community Bank on September 14, 2018, which was filed for record on September 21, 2018, as Document Number 2018R-02524, in the records of Poinsett County, Arkansas along with modifications thereafter;

 Whereas, LRS Karmic Ventures, LLC executed a Construction Mortgage in favor of First Community Bank on January 25, 2018, which was filed for record on January 29, 2018, as Document Number 2018R-00257, in the records of Poinsett County, Arkansas along with modifications thereafter;

 Whereas, LRS Karmic Ventures, LLC executed a Construction Mortgage in favor of First Community Bank on September 14, 2018, which was filed for record on September 21, 2018, as Document Number 2018R-02521, in the records of Poinsett County, Arkansas along with modifications thereafter;

 Whereas, LRS Karmic Ventures, LLC executed a Construction Mortgage in favor of First Community Bank on January 25, 2018, which was filed for record on January 29, 2018, as Document Number 2018R-00253, in the records of Poinsett County, Arkansas along with modifications thereafter;

 Whereas, LRS Karmic Ventures, LLC executed a Construction Mortgage in favor of First Community Bank on September 14, 2018, which was filed for record on September 21, 2018, as Document Number 2018R-02522, in the records of Poinsett County, Arkansas along with modifications thereafter;

 Whereas, LRS Karmic Ventures, LLC executed a Construction Mortgage in favor of First Community Bank on January 25, 2018, which was filed for record on January 29, 2018, as Document Number 2018R-00255, in the records of Poinsett County, Arkansas along with modifications thereafter;

 Whereas, LRS Karmic Ventures, LLC executed a Construction Mortgage in favor of First Community Bank on September 14, 2018, which was filed for record on September 21, 2018, as Document Number 2018R-02523, in the records of Poinsett County, Arkansas along with modifications thereafter;

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

Whereas, the Mortgagee’s Notice of Default and Intention to Sell was recorded on July 15, 2019 as Instrument number 2019R-01864, which is now amended;

Whereas, the original sales date was Sept 17, 2019 but was postponed by First Community Bank pursuant to Arkansas Code Annotated §18-50-101 et al.

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 Chrissie Lamkin, as Attorney-in-Fact, by virtue of the power, duty, and authority vested in and imposed upon said Attorney-in-Fact will, on January 21, 2020 at or about 9:30 am in the lobby of the Poinsett 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 Poinsett County, Arkansas follows:

801 Christy Avenue, Truman, Arkansas, being more particularly described as:

Lot 4 of Sullivan’s Christy Avenue Addition to the City of Trumann, Arkansas, as shown by Plat of record in Plat Envelope 216A.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact; *and*

805 Christy Avenue, Truman, Arkansas, being more particularly described as:

Lot 3 of Sullivan’s Christy Avenue Addition to the City of Trumann, Arkansas, as shown by Plat of record in Plat Envelope 216A.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact; *and*

809 Christy Avenue, Truman, Arkansas, being more particularly described as:

Lot 2 of Sullivan’s Christy Avenue Addition to the City of Trumann, Arkansas, as shown by Plat of record in Plat Envelope 216A.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact; *and*

813 Christy Avenue, Truman, Arkansas, being more particularly described as:

Lot 1 of Sullivan’s Christy Avenue Addition to the City of Trumann, Arkansas, as shown by Plat of record in Plat Envelope 216A.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

 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.

 Chrissie Lamkin

 630 Southwest Drive

 Jonesboro, AR 72401

 870.932.5600