**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, Richard Hepler and Dana Hepler, Husband and Wife, executed a Mortgage in favor of First Community Bank dated June 25, 2010, which was filed on July 1, 2010, in Document 2010-2417, in the records of Fulton County, Arkansas and modified thereafter;

Whereas, Richard Hepler and Dana Hepler, Husband and Wife, and Jimmie W. Stovall and Brenda D. Stovall, Husband and Wife, as joint tenants with right of survivorship, executed a Modification of Mortgage in favor of First Community Bank dated July 14, 2015, which was filed on July 29, 2015, in Document 2015-3842, in the records of Fulton county, Arkansas along with Modifications of Mortgage’s 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 Brissey and/or 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 December 20th, 2019 at or about 10:30 am in the lobby of the Fulton 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 Fulton County, Arkansas and being more particularly described as follows:

Lot Three (3), Block Eight (8), Tohatchi Addition to Cherokee Village Subdivision as shown on plat of record in Plat Book 3 at Page 14-15 thereof, land records of Fulton County, Arkansas.

 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 Brissey

 Chrissie Lamkin

 Attorneys at Law

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