**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, Alton Lunsford and Regina Lunsford, Husband and Wife, executed a Mortgage dated September 25, 2009, in favor of First Community Bank, as successor by merger to Little River Bank, which was filed for record on October 8, 2009, in Book 139, Page 198, in the records of Craighead 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 Chrissie Lamkin and/or Laura W. Brissey, as Attorneys-in-Fact, by virtue of the power, duty, and authority vested in and imposed upon said Attorney(s)-in-Fact will, on January 11, 2022, at or about 10:00 am in the lobby of the Craighead County Courthouse, in Jonesboro, Arkansas, 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 Craighead County, Arkansas and being more particularly described as follows:

Property 1:

The following lands lying in the Lake City District of Craighead County, Arkansas, to wit:

That part of the Fractional Northeast Quarter, that part of Lot 1 and that part of Lot 8 of Section 31, and that part of the Northwest Quarter of Section 32, all in Township 14 North, Range 7 East, described as follows:

Beginning at the Northwest corner of said Section 32, run thence South 01 degrees 37 minutes East 1111.7 feet to the true point of beginning, run thence North 88 degrees 23 minutes East 361.0 feet to the centerline of Cockle Burr Ditch, run thence South 30 degrees 30 minutes West along said centerline, 1030.8 feet to the centerline of a county road, run thence North 30 degrees 42 minutes West along said centerline 280.5 feet, run thence along said centerline on a nontangent curve to the right, having a radius of 279.3 feet to a distance of 311.9 feet, run thence North 39 degrees 13 minutes East along said centerline, 346.9 feet, run thence North 29 degrees 14 minutes East along said centerline 82.9 feet, run thence North 88 degrees 23 minutes East 22.4 feet to the true point of beginning, containing 6.60 acres, more or less. Subject to the use of a county road along the Western side of Cockle Burr Ditch along the Eastern side thereof. Also, subject to any other easements that may affect said lands; and,

Property 2:

Lot 1 in Block “F” of the Dean Addition to the Town of Caraway, Arkansas, LESS AND EXCEPT THE NORTH 3.3 FEET THEREOF, and being subject to all public and private roads and easements.

 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