**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, Mark D. Waggoner, a single person, executed a Mortgage in favor of First Community Bank dated October 11, 2012, which was filed on October 15, 2012, as Instrument Number 2012066902, along with Modifications of Mortgage’s thereafter, with the last Modification of Mortgage recorded on December 21, 2020, as Instrument Number 2020085791, all in the records of Pulaski County, Arkansas;

Whereas Mark D. Waggoner, a single person, executed a Mortgage in favor of First Community Bank dated November 20th, 2012, which was filed on November 27, 2012, as Instrument Number 2012077230, along with Modifications of Mortgage’s thereafter, with the last Modification of Mortgage recorded on December 21, 2020 as Instrument Number 2020085790, all in the records of Pulaski County, Arkansas;

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

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 January 4th , 2023, at or about 11:00 am in the lobby of the Pulaski 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 mortgages, said properties are commonly known as 200 N. 1st St., Jacksonville, Arkansas and 220 Pearl St., Jacksonville, Arkansas, repectively, being real estate situated in Pulaski County, Arkansas and being more particularly described as follows:

Commence at the intersection of the Northeasterly line of Hickory Street and the Southeasterly line of Second Street in the Town of Jacksonville, County of Pulaski, State of Arkansas; Thence in an Easterly direction along the Northeasterly line of said Hickory Street 142 feet; thence in an Easterly direction along a projection of said 140 foot line a distance of 8 feet for a point of beginning; thence northerly and parallel to the northerly line of Lots 4, 5, and 6 in Block 24, in the Original town of Jacksonville, Pulaski County, Arkansas, 144.8 feet to a point which is an iron pin on the Westerly line of U.S. Highway 67; thence southerly along said Westerly line of U.S. highway 67 a distance of 12 feet to an iron pin; thence in a southerly direction a distance of 135.8 feet along the northerly line of said Lots 4, 5, and 6 to an iron pin on the northeasterly line of said Hickory Street, which iron pin is 8 feet in a southerly direction from point of beginning of this tract; thence in a northerly direction to the point of beginning.

And

Part of Lots 4, 5, and 6, in Block 24, in the Original Town of Jacksonville, Pulaski County, Arkansas, more particularly described as follows: Commence at the Easterly intersection of Hickory Street and Second Street in the town of Jacksonville, County of Pulaski, State of Arkansas; Thence in an easterly direction along the northerly line of Hickory Street 142 feet; thence in easterly direction along a projection of said 142 foot line a distance of 16 feet for a point of beginning; Thence in a northerly direction along the easterly line of an unused alley a distance of 135.8 feet to the Westerly line of U.S. Highway 67; Thence in a southerly direction along the Westerly line of U.S. Highway 67 to a point on the northerly line of Hickory Street, which is an iron pin 101.6 feet in an easterly direction from the point of beginning of this tract; thence along the north line of said Hickory Street to the point of beginning.

(200 N. 1st St.)

**AND**

Lot 167, HICKMAN & MCCONNELL ADDITION TO THE CITY OF JACKSONVILLE, PULASKI COUNTY, ARKANSAS

(220 Pearl St.)

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

First Community Bank

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