**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, David L. McClain and Ann McClain executed a Mortgage dated December 8, 2014, in favor of First Community Bank, which was filed for record on December 9, 2014, in Deed of Trust Book 2014, Page 17387, in the records of Independence 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 March 14, 2024 at or about 10:00 am in the lobby of the Independence 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 Independence County, Arkansas and being more particularly described as follows:

A PART OF THE SE1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 4 WEST, DESCRIBED THUS: BEGIN AT A POINT ON THE EAST R/W LINE OF HWY 122 THAT IS 1978 FEET NORTH AND 40 FEET EAST OF THE QUARTER SECTION CORNER OF SECTIONS 5 AND 8, TOWNSHIP 12 NORTH, RANGE 4 WEST; THENCE RUN SOUTH 02 DEGREES EAST 210 FEET TO A POINT; THENCE EAST 210 FEET TO A POINT; THENCE NORTH 02 DEGREES WEST 210 FEET TO A POINT; THENCE WEST 210 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The sale held pursuant to this Notice may be rescinded at the Attorney-in-Fact's option at any time.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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Batesville, AR 72501

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