**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, Cooterneck Lane L.L.C., executed a mortgage in favor of First Community Bank, which was filed for record on June 12, 2008, as Document # 200805066, in the records of Cleburne 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 December 23, 2019 at or about 10:00 am in the lobby of the Cleburne 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 Cleburne County, Arkansas and being more particularly described as follows:

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2 NE1/4), SECTION TWENTY-EIGHT (28), TOWNSHIP TEN (10) NORTH, RANGE NINE (9) WEST, CLEBURNE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1), RIVER ACRES SUBDIVISION NO. ONE, THENCE SOUTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF A COUNTY ROAD 200.00 FEET TO THE POINT OF BEGINNING; THENCE S34 DEGREES 33’10”W ADISTANCE OF 380.00 FEET TO THE LITILE RED RIVER; THENCE S47 DEGREES 57'10"E A DISTANCE Of 139.00 FEET ALONG THE LITTLE RED RIVER; THENCE N35 DEGREES 27'16"E A DISTANCE OF 255.00 FEET; THENCE N07 DEGREES 39'14"E ADISTANCE OF 159.00 FEET TO THEINTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT-OF­WAY LINE OF A COUNTY ROAD TO THE POINT Of BEGINNING, CONTAINING 1.14 ACRES, MORE OR LESS.

 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

 1325 Harrison Street

 Batesville, AR 72501

 870.612.3400