**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, Steve Cooper and Martha Cooper, Husband and Wife, executed a Mortgage in favor of First Community Bank on or about April 5 2012, which was filed for record on April 18, 2012, in Book 2012 at Page 9225, in the records of White County, Arkansas and modified thereafter;

Whereas, Steve Cooper A/K/A Steven Gray Cooper and Martha Cooper, Husband and Wife, executed a Mortgage in favor of First Community Bank on or about May 4, 2015, which was filed for record on May 14, 2015, in Book 2015 at Page 9028, in the records of White 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 July 2, 2019 at or about 11:00 am in the lobby of the White 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 White County, Arkansas and being more particularly described as follows:

See Exhibit “A”

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The sale held pursuant to this Notice may be rescinded at the Attorney-in-Fact's option at any time.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

EXHIBIT “A”

TRACT 1:

A PART OF THE NE 1/4 NW 1/4 OF SECTION 33, T-8-N, R-9-W, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NE 1/4 NW 1/4, THENCE S 00 DEGREES 41' 49" W ALONG THE EAST LINE OF SAID NE 1/4 NW 1/4, 670.0 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING S 00 DEGREES 41' 49 " W ALONG SAID EAST LINE 3 35.64 FEET; THENCE N 89 DEGREES 38' 37" W 663.32 FEET; THENCE N 00 DEGREES 39' 00" E 335.46 FEET; THENCE S 89 DEGREES 38' 37" E 663.90 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A PART OF THE NE 1/4 NW 1/4 OF SECTION 33, T-8-N, R-9-W, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NE 1/4 NW 1/4, THENCE S 00 DEGREES 41' 49" W ALONG THE EAST LINE OF SAID NE 1/4 NW 1/4, 1,005.64 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING S 00 DEGREES 41' 49" W ALONG SAID EAST LINE NE 1/4 NW 1/4, 335.64 FEET TO THE SOUTHEAST CORNER OF SAID NE 1/4 NW 1/4, THENCE N 89 DEGREES 36’ 49“ W ALONG THE SOUTH LINE OF SAID NE 1/4 NW 1/4 663.34 FEET; THENCE N 00 DEGREES 39' 00" E 335.46 FEET; THENCE S 89 DEGREES 38' 37” E 66 3.62 FEET TO THE POINT OF BEGINNING.

TRACT "3" OF JOY FARMS AN UNRECORDED SUBDIVISION , DESCRIBED AS: BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHT (8) NORTH, RANGE NINE (9) WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4), THENCE SOUTH 89 DEGREES 38' 37" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4), 440.0 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89 DEGREES 38' 37" EAST ALONG SAID NORTH LINE 224.45 FEET; THENCE SOUTH 00 DEGREES 39' 00" WEST 670.0 FEET; THENCE NORTH 89 DEGREES 38' 37" WEST 223.90 FEET; THENCE NORTH 00 DEGREES 36' 07" EAST 670.0 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RESERVATIONS, RESTRICTIONS, AND LIMITATIONS SET FORTH IN THE PLAT AND BILL OF ASSURANCE, AND ANY AMENDMENTS THERETO, AS RECORDED IN THE RECORDS OF WHITE COUNTY, ARKANSAS.