**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, James B. Yates, a/k/a James Buford Yates and Paige Yates, husband and wife, executed a mortgage in favor of First Community Bank on or about April 16, 2015, which was filed for record on June April 20, 2015, in Mortgage Book 2015 at page 7053 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 September 27, 2017, at or about 11:15 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:

A part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Eight (8), Township Nine (9) North, Range Four (4) West in White County, Arkansas, being more particularly described as follows: Commencing at a calculated point of the Northeast Corner of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), thence South 01 degree 25 minutes 07 seconds West a distance of 16.0 feet; thence North 88 degrees 34 minutes 53 seconds West a distance of 254.52 feet to a found iron on the West right of way line of U.S. Highway # 67 for the POINT OF BEGINNING, thence along said West right of way line with a curve turning left with a chord bearing of South 27 degrees 39 minutes 27 seconds West, a chord length of 188.40 feet, and a radius of 6047.62 feet to a set 1/2” rebar; thence departing from said West right of way line, North 71 degrees 19 minutes 33 seconds West a distance of 83.46 feet to a set 1/2” rebar; thence North 01 degree 23 minutes 29 seconds East a distance of 143.85 feet to a found 5/8" rebar; thence South 88 degrees 42 minutes 55 seconds East a distance of 163.07 feet to the POINT OF BEGINNING, containing 0.45 acres, more or less, all in the City of Bradford, AR.

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

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