L201201085

INDEPENDENCE CO, AR FEE \$175.00 PRESENTED: 02-15-2012 11:12:16 AM RECORDED: 02-15-2012

DEBORAH FINLEY CIRCUIT CLERK BY: CAROL SHIRLEY DEPUTY CLERK

PG: 111-112

MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL

Prepared by:

870.793.4247

Chrissie Lamkin

Belew, Bell & Brissey

500 E. Main St, St 301

Batesville, AR 72501

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, on or about November 9, 2007 John Richard Martin III and Shawnna R. Martin, husband and wife, executed a mortgage conveying certain real property therein described to First Community Bank;

Whereas, said mortgage was duly recorded on November 26, 2007 in Mortgage Book 2007 Page 25113 in the records of Independence County, Arkansas, along with a Modification filed for record in Deed of Trust Book 2008, Page 21136 in the records of Independence County, Arkansas, a Modification filed for record in Deed of Trust Book 2011, Page 5748 in the records of Independence County Arkansas and a Modification filed for record in Deed of Trust Book 2011, Page 16480 in the records of Independence Arkansas;

Whereas, on or about September 24, 2008 John Richard Martin III and Shawnna R. Martin, husband and wife, executed a mortgage conveying certain real property therein described to First Community Bank;

Whereas, said mortgage was duly recorded on September 24, 2008 in Mortgage Book 2008 Page 19880 in the records of Independence County, Arkansas, along with a Modification filed for record in Deed of Trust Book 2008, Page 21136 in the records of Independence County, Arkansas;

Whereas, default has occurred in the payment of said indebtedness;

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 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 April 23, 2012, at or about 9:00 am at the front door of the Independence County Courthouse in Batesville, Arkansas, 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 WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 6 WEST, DESCRIBED THUS: COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUN SOUTH FOR 1458 FEET TO THE NORTHWEST

CORNER OF EARL HAYDEN TRACT, AS DESCRIBED IN DEED BOOK V-5 AT AGE 293 OF THE DEED RECORDS OF INDEPENDENCE COUNTY, ARKANSAS, THENCE RUN EAST ON THE NORTH LINE OF THE EARL HAYDEN TRACT FOR 143.83 FEET; THENCE RUN NORTH 110 FEET; THENCE RUN WEST 143.83 FEET; THENCE SOUTH 110 FEET TO THE PLACE 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.

Chrissie Lamkin
Belew, Bell & Brissey
500 E. Main St., Ste 301
Batesville, AR 72501
870,793,4247

## **ACKNOWLEDGMENT**

State of Arkansas	)
	) ss
County of Independence	)

On this day before the undersigned personally appeared Chrissie Lamkin, known to me to be the person whose name is subscribed to the within Notice of Default and Intention to Sell and duly authorized in her capacity as Attorney-in-Fact of First Community Bank and further stated and acknowledged that she had so signed, executed and delivered the foregoing for the consideration, uses and purposes therein mentioned and set forth.

In Witness, Whereof, I hereunto set my hand and official seal this 15 day of February, 2012.

Notary Public