

Prepared by:
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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
BK: MISC 2012 CS
PG: 111-112

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, on or about November 9, 2007 John Richard Martin III and Shawanna 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 Shawanna 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**

