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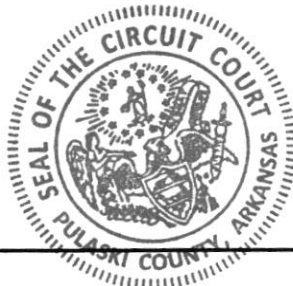
PRESENTED: 01-17-2018 03:21:58 PM

RECORDED: 01-17-2018 03:21:58 PM

In Official Records of Larry Crane Circuit/County Clerk

PULASKI CO, AR FEE \$20.00

Prepared by:  
Laura Brissey  
First Community Bank  
1325 Harrison Street  
Batesville AR 72501



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## **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, Mark Bartlett and Misty Bartlett, husband and wife, executed a mortgage in favor of First Community Bank on or about September 7, 2011, which was filed for record on September 12, 2011, as Document No. 2011053730, in the records of Pulaski 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 March 21, 2018 at or about 12:30 pm in the lobby of the Pulaski 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 Pulaski County, Arkansas and being more particularly described as follows:

Lot 54, Block 23, The Villages of Wellington, an Addition to the City of Little Rock, Pulaski County, Arkansas.

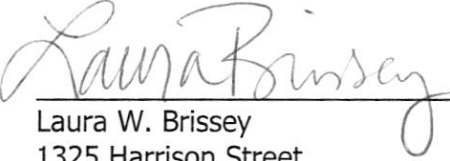
This sale shall extinguish all interests in any part of the property, including existing lienholders, previous owners of the property, or tenants.

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

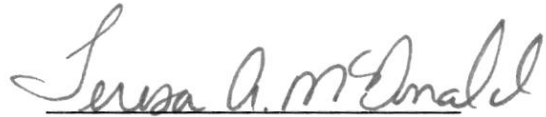
ACKNOWLEDGMENT

State of Arkansas                     )  
  ) ss.  
County of Independence         )

On this day before the undersigned personally appeared Laura W. Brissey, 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 10th day of January, 2018.



  
Notary Public