

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



2016-09881
Inst# 1602527
Page 1 of 3

CERTIFICATE OF RECORD
Record Book
Filed: 06/23/2016 01:11 pm
Pages: 3 (09881-09883)
Sharp County Arkansas
Tommy Estes Circuit Clerk & Recorder

By:

D.C.

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, Lonnie M Scarbrough and Dawn R Scarbrough, executed a mortgage in favor of First Community Bank on or about September 3, 2008 which was filed for record on September 5, 2008 in MTG Book 2008 at Page 17453-17465 in the records of Sharp 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 August 30, 2016, at or about 11:00 am in the lobby of the Sharp 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 Sharp County, Arkansas and being more particularly described as follows:

Lot Sixty (60), Block Two (2), Ute Addition to Cherokee Village Subdivision, Sharp County, Arkansas, according to a plat of record in the office of the Circuit Clerk and Ex-Officio Recorder of Sharp County, Arkansas, recorded in Plat Book 3 at page 291.

AND

Lot One (1), Block One (1), Conmack First Addition to Hidden Valley Subdivision, Sharp County Arkansas, according to a plat of record in the office of the Circuit Clerk and Ex-Officio Recorder of Sharp County, Arkansas.

LESS AND EXCEPT:

Beginning at the Northeast corner of Lot One (1), Block (1), Conmack First Addition to Hidden Valley Subdivision; South 26 degrees 22 minutes 30 seconds West 20 feet; thence North 63 degrees 58 minutes 12 seconds West 41.44 feet to a point on the North boundary of Lot One (1); thence South 89 degrees 40 minutes 20 seconds East 46.14 feet along the North Boundary of Lot One (1) back to the point of beginning.

LESS AND EXCEPT:

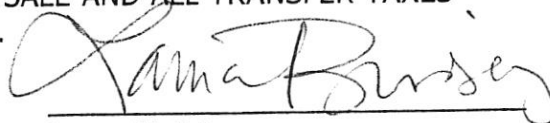
Beginning at the Northwest corner of Lot One (1), Block One (1), Conmack First Addition to Hidden Valley Subdivision; thence South 89 degrees 24 minutes 55 seconds East along the North line of Lot One (1), 117.67 feet to a point on the Northwesterly existing right of way line of U.S. Highway #62; thence South 27 degrees 22 minutes 59 seconds West along said existing right of way line 20.00 feet to point of beginning; thence South 27 degrees 22 minutes 59 seconds West along said existing right of way line 145.18 feet; thence in a Southwesterly direction along said existing right of way line on a curve to the left having a radius of 1,969.86 feet, 29.20 feet to point on Northerly existing right of way of public road; thence North 66 degrees 05 minutes 15 seconds West along said existing right of way 16.86 feet to pint on Northwesterly proposed right of way of U.S. Hghway 62; thence North 30 degrees 26 minutes 21 seconds East along said proposed right of way line 30.27 feet; thence North 00 degrees 49 minutes 05 seconds East along said proposed right of way line 13.77 feet; thence South 63 degrees 28 minutes 56 seconds East 26.16 feet, back to the point 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.



Laura W. Brissey
1325 Harrison Street
Batesville, AR 72501
870.612.3400

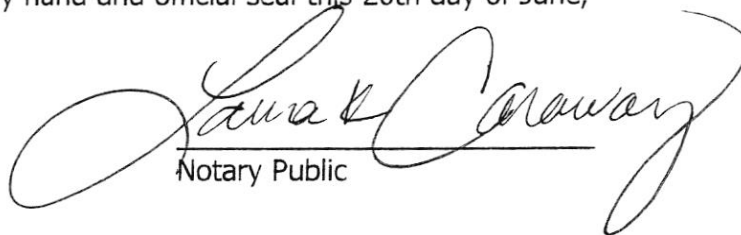
ACKNOWLEDGMENT

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 20th day of June, 2016.




Notary Public