

AMENDED NOTICE OF DE-
FAULT AND INTENTION TO SELL
YOU MAY LOSE YOUR PROP-
ERTY IF YOU DO NOT TAKE IMME-
DIATE 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 Sep-
tember 27, 2022, B & H MANAGE-
MENT LLC, an Arkansas limited
liability company ("Borrower"),
executed a Commercial Real Es-
tate Mortgage in favor of FIRST
SOUTHERN BANK, an Alabama
state-chartered bank ("Lender"),
which encumbers certain real
property situated in Jefferson
County, Arkansas, more particu-
larly described in Exhibit A at-
tached hereto and incorporated
herein by reference (the "Prop-
erty");

WHEREAS, said mortgage was
filed for record in the office of the
Circuit Clerk for Jefferson County,
Arkansas, on December 13, 2022,
as Document Number 2022R-
10339;

WHEREAS, Borrower has de-
faulted under the terms of the
above-described mortgage by
failing to pay Lender all principal,
interest, and attorneys' fees due
under that certain commercial
promissory note dated September
27, 2022, and that certain com-
mercial line of credit renewal
agreement and note dated Sep-
tember 8, 2023, as modified by
that certain forbearance agree-
ment dated June 4, 2024, and
that certain amendment to for-
bearance agreement dated Au-
gust 6, 2024 (collectively, the
"Notes"); and

WHEREAS, due to the Bor-
rower's failure to pay all amounts
owed to Lender pursuant to the
Notes when due, Lender, whose
address is 201 South Court Street,
Florence, Alabama 35630 and
whose telephone number is (256)
718-4200, is initiating this fore-
closure pursuant to Arkansas
Code Annotated § 18-50-101, et
seq.

NOW, THEREFORE, notice is
hereby given that the entire in-
debtedness is due and payable,
and that Quattlebaum, Grooms
and Tull PLLC, as Attorney-in-Fact,
by virtue of the power, duty, and
authority vested in and imposed
upon said Attorney-in-Fact, has
engaged BRAD WOOLEY AUC-
TIONEERS, INC. to offer for sale on
November 3, 2026, at or about
10:00 a.m. at the front door of the
Jefferson County Courthouse lo-
cated at 101 West Barraque, Pine
Bluff, Arkansas 71601, the Prop-
erty, as well as the improvements
thereon, which has a street ad-
dress of:

4215 Emmett Sanders Road,
Pine Bluff, Arkansas 71601.

The Property will be offered for
sale to the highest bidder for cash,
free from the statutory right of re-
demption, homestead, dower, and
all other exemptions which are
expressly waived in the above-
referenced mortgage. Said sale
shall extinguish all interests in any
party to the Property, including
those held by existing lienholders,
previous owners of the Property,
and tenants.

This sale is subject to all mat-
ters shown on any applicable
recorded plat; any unpaid taxes;
any restrictive covenants, ease-
ments, or setback lines that may
be applicable; any statutory rights
of redemption of any governmen-
tal agency; any prior liens of en-
cumbrances as well as any
priority created by a fixture filing;
and to any matter that an accu-
rate 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 ad-
journ the day of the sale to an-
other day, time, and place certain
without further publication, upon
announcement at the time and
place of the sale set forth above.

WITNESS my hand this 7th day
of October, 2026.

ATTORNEY-IN-FACT FOR FIRST
SOUTHERN BANK

By:

Geoffrey B. Treece (84146)
QUATTLEBAUM, GROOMS AND
TULL PLLC

111 Center Street, Suite 1900
Little Rock, Arkansas 72201
(501) 379-1739
gtreece@qgtlaw.com

EXHIBIT A

Legal Description

The Land is described as fol-
lows:

A tract of land situated in the
Inland Port Facility and Industrial
Park in the County of Jefferson,
State of Arkansas, being a part of
the Southwest Quarter of Section
Twenty-four (24). Township Five
(5) South, Range Nine (9) West of
the 5th P. M., and being more par-
ticularly described as follows:
Commence at a point which is
North 0 degrees 34 minutes West
1,639.0 feet from the East Quarter
corner of Fractional Section
Twenty-six (26), Township Five (5)
South, Range Nine (9) West, said
point lying on the center line of the
Emmett Sanders Road, thence
North 34 degrees 28 minutes East
along the center line of said road
1,350 feet; thence North 55 de-
grees 33 minutes West 33 feet to
a point on the Western right of
way line of Emmett Sanders Road,
same being the point of begin-
ning; from the point of beginning
thence North 55 degrees 33 min-
utes West and along the Northern
line of Valmac Industries, Inc.,
929.4 feet to the top bank of the
Arkansas River Slack Water Har-
bor (Lake Langhofer); thence con-
tinue North 55 degrees 33
minutes West 90 feet, more or
less, to the 186.0 M.S.L. contour
line on the South bank of said
Slack Water Harbor (Lake Lang-
hofer); thence in a Northeasterly
direction and along the 186.0 M.
S.L. contour line of said South
bank of Arkansas River Slack
Water Harbor (Lake Langhofer) a
distance of 397 feet , more or
less; thence South 55 degrees 33
minutes East 93.8 feet, more or
less, to the top bank of said
Arkansas River Slack Water Har-
bor (Lake Langhofer); thence con-
tinue South 55 degrees 33
minutes East and along the
Southern line of Martin Terminals
Company 975 feet to the Western
right of way line of Emmett
Sanders Road; thence South 34
degrees 28 minutes West along
the Western right of way line of
Emmett Sanders Road 393.3 feet
to the point of beginning.

And also described by Drawing
Number D-1791 by Frank L.
Messinger, Registered Land Sur-
veyor 873, dated September 10,
2013 , revised September 18,
2013, and further revised March
2 , 2015 as: A certain tract of land
containing 9.43 acres situated in
Sections 23 and 24, Township 5
South, Range 9 West, Jefferson
County, Arkansas, further de-
scribed as follows : From an alu-
minum pipe with a cap at the
West One Quarter Corner of Sec-
tion 25, Township 5 South, Range
9 West, Jefferson County ,
Arkansas, run North 00 degrees
34 minutes 00 seconds West
along the West line of said Section
25 for 1639.00 feet to a point in
the centerline of Emmett Sanders
Road; thence run North 34 de-
grees 30 minutes 23 seconds
East along said centerline for
1350.45 feet to a point; thence
run North 55 degrees 33 minutes
00 seconds West for 33.00 feet to
a point and the point of beginning;
thence continue North 55 degrees
33 minutes 00 seconds West for
929.4 feet to a 1 ¼ inch pinched
pipe on the top bank of Lake
Langhofer; thence continue North
55 degrees 33 minutes 00 sec-
onds West for 90 feet to the 186.0
MSL contour line; thence run in a
Northeasterly direction along said
contour line for 397 feet to a point
which lies North 55 degrees 33
minutes 00 seconds West 93.8
feet of a rebar; thence run South
55 degrees 33 minutes 00 sec-
onds East 93.8 feet to a rebar on
the top bank of said Lake Lang-
hofer; thence continue South 55
degrees 33 minutes 00 seconds
East for 975.00 feet to a point;
thence run South 34 degrees 28
minutes 00 seconds West for
393.30 feet to a point and the
point of beginning.

For Informational Purposes
Only:

Address: 4215 Emmett Sanders
Road,
Pine Bluff, Arkansas 71601
Parcel No. 931-07513-000
627438f