

**IN THE CIRCUIT COURT OF FAULKNER COUNTY, ARKANSAS
1ST DIVISION**

FIRST ARKANSAS BANK & TRUST

PLAINTIFF

VS.

CASE NO. 23CV-25-346

**ENE CUSTOM HOMES INC.; PATRICK RYAN EDWARDS DEFENDANTS
and BEVERLEE C. EDWARDS**

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN that on May 13, 2025 at 10:00 a.m., pursuant to the authority contained in the Judgment and Decree of Foreclosure signed and filed on April 3, 2025, (the "Judgment & Decree") of Faulkner County Circuit Court in Case No. 23CV-25-346, the undersigned Faulkner County Commissioner appointed by the Court will offer for sale at public auction the following described real estate, commonly known as 32 Union Road, Greenbrier, Arkansas 72068, and more particularly described as follows:

Part of the SW 1/4 SW 1/4 of Section 15, T7N, R14W, Faulkner County, Arkansas, more particularly described as follows: Commencing at a found PK nail lying in Union Road at the Southeast corner of the SW 1/4 SW 1/4 of said Section 15; thence along the South line of said SW 1/4 SW 1/4 and along Union Road, North 87 degrees 40 minutes 24 seconds West, 493.32 feet to a calculated point, being the point of beginning; thence continue along said South line and Union Road, North 87 degrees 40 minutes 24 seconds West, 131.86 feet to a calculated point; thence leaving said south line and Union Road, North 02 degrees 18 minutes 47 seconds East, 355.79 feet to a set 1/2" rebar (APLS #1243); thence South 87 degrees 41 minutes 13 seconds East, 131.86 feet to a set 1/2" rebar (APLS #1243); thence South 02 degrees 18 minutes 47 seconds West, 355.83 feet to the point of beginning.

The above-described Property shall be sold at the Faulkner County Courthouse, 801 Locust Street, Conway, Arkansas, where such sales are customarily conducted, in the City of Conway, Faulkner County, Arkansas, at the date and time stated above. The terms of the foreclosure sale shall be for cash due to be paid by close of business on the day of sale or on credit, with interest, of not less than three (3) months nor more than six (6) months or on installments equivalent to no more than four (4) months' credit on the whole, and First Arkansas Bank & Trust ("FAB&T"), or its assignee, shall have the right to credit bid up to the full amount of the judgment, interest, costs, and attorneys' fees. In all sales on credit, except as to FAB&T or its assignee, the purchaser shall execute a bond, with good surety, to be approved by the person making the sale and by FAB&T, and the bond shall have the force of a judgment.

The sale shall be a sale to the highest bidder(s), as set forth above, with prompt performance due. If on the date of sale prompt performance is not made, FAB&T shall be entitled, but not required, to enforce performance or to take the second highest bid(s) (and so on until each property is sold to a bidder) and all rights of FAB&T as to any non-performing bidders are hereby reserved.

Upon confirmation of the sales herein ordered, the Faulkner County Commissioner shall execute and deliver to the purchaser(s) a Commissioner's Deed for each property.

The purchaser(s) shall, upon receipt of a Commissioner's Deed, be entitled to immediate possession of each property.

You are invited to review the Judgment and Decree in the Faulkner County Circuit Court records in this case which is on file with the Clerk of the Court or by obtaining a copy from the undersigned counsel upon written request.

Any announcements made by Commissioner at the time of sale take precedence over this Notice.

DATED this 21st day of April 2025.



FAULKNER COUNTY COMMISSIONER

Submitted by:

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