

COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, pursuant to the authority and terms of sale contained in the decretal order of the Faulkner County Circuit Court entered in Case No. **23CV-25-211** pending between **21st Mortgage Corporation**, Plaintiff, and **JAMES MICHAEL MENDES, et al.**, Defendants, the undersigned, as Commissioner of the Court, will offer for sale, at venue to the highest bidder, **at the main entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034, on July 9, 2025, at 10:00 AM o'clock** the following-described real estate, situated in Faulkner County, Arkansas, to-wit:

The West 60 feet of Lot 53 Shiloh Creek Estates Phase I, as shown on plat of record, in Plat Book J, Page 167, records of Faulkner County, Arkansas.

Together with that certain 2001 40x30 Spirit mobile home with Vehicle Identification Number(s): SCAR3100324035970A and SCAR3100324035970B

More commonly known as: 3400 Appomatox Drive, Conway, AR 72032.

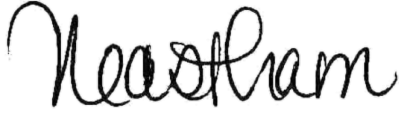
TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Faulkner County Circuit Court entered in Case No. 23CV-25-211, including but not limited to the following - should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that bid shall be void and set aside. The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

Also, on a credit of three months, the purchasers are required to execute a bond as required by law and the order and decree of the Court with approved security, bearing interest at the maximum rate allowed by Arkansas law from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

This sale is made subject to any and all stipulations made in the decretal Order filed of record on June 9, 2025. The Commissioner does not warrant title, boundary lines, taxes, and or

improvements, if any, on this property in Faulkner County, Arkansas.

Given under my hand this 11th day of June, 2025.

A handwritten signature in cursive script, appearing to read "Nancy Eastham".

NANCY EASTHAM, COMMISSIONER