

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-25-886** pending between **21st Mortgage Corporation**, Plaintiff, and **JEANIA A WILLIS, 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 August 11, 2025, at 10:00 AM o'clock** the following-described real estate, situated in Faulkner County, Arkansas, to-wit:

A tract situated in SW1/4 NE1/4 of Section 5, Township 8 North, Range 11 West, Faulkner County, Arkansas, being more particularly described as beginning at the Southeast corner of SW1/4 NE1/4 and proceeding West 825 feet; thence North 01 degrees 07 minutes 41 seconds East 422.5 feet; thence East 825 feet; thence South 01 degrees 07 minutes 41 seconds West 422.5 feet to the point of beginning.

Together with that certain 2009 76x16 Cavalier Buccaneer mobile home with Vehicle Identification Number(s): BC09AL0140590

More commonly known as: 39 Buck Branch Road, Quitman, AR 72131.

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Faulkner County Circuit Court entered in Case No. 23CV-25-886, 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 July 2, 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 8th day of July, 2025.



NANCY EASTHAM, COMMISSIONER