

NOTICE OF COMMISSIONER'S SALE

NOTICE IS HEREBY GIVEN, That in pursuance of the authority and directions contained in the decretal order of the Circuit Court of Faulkner County, Arkansas, entered on March 19, 2026, in a certain cause no. 23CV-25-2744, pending therein between *First Service Bank, Plaintiff, and Stephens, et al., Defendants*, the undersigned as Commissioner of said Court, will offer at public venue to the highest bidder, at the front entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, Arkansas, in which said Court is held, in the City of Conway, Faulkner County, Arkansas, within the hours prescribed by law for judicial sales, on October 22, 2026, at 10:00 a.m., the following described real property located in Faulkner County, Arkansas, to-wit:

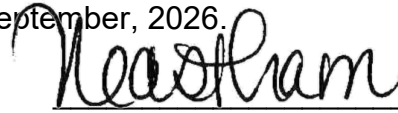
PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 08 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S87°58'20"E A DISTANCE OF 1325.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, S02°04'25"W A DISTANCE OF 660.00 FEET TO A FOUND 3/8" REBAR; THENCE LEAVING SAID EAST LINE, N87°54'53"W A DISTANCE OF 154.55 FEET TO FOUND 1/2" REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE S02°25'09"W A DISTANCE OF 327.48 FEET TO THE POINT ON THE CENTERLINE OF AR HIGHWAY 310/PINNACLE SPRINGS ROAD; THENCE ALONG SAID CENTERLINE 196.65 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1434.95 FEET AND A CHORD BEARING AND DISTANCE OF S82°31'30"W A DISTANCE OF 196.49 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, N02°25'10"E A DISTANCE OF 360.06 FEET TO A SET 1/2" REBAR W/CAP (PS# 1547); THENCE S87°55'58"E A DISTANCE OF 193.57 FEET TO THE POINT OF BEGINNING, CONTAINING 1.52 ACRES, MORE OR LESS.

SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

TERMS OF SALE: The above-described real property will be sold on a credit of three months, with the purchaser being required to post ten percent (10%) of the sale price and execute a bond or letter of credit as required by law and order and decree of said Court in said cause, with approved security, bearing interest from the date of sale until paid at the rate of nine and one quarter percent (9.25%) percent per annum, and a lien being retained on the premises sold to secure the payment of the purchase money.

GIVEN under my hand this 16th day of September, 2026.

A handwritten signature in black ink, appearing to read "Nancy Eastham", written over a horizontal line.

Nancy Eastham, Commissioner

PREPARED BY:

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One Insertion:
The Daily Record