

COMMISSIONER'S SALE NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Faulkner County, Arkansas, made and entered on August 27, 2024, in a certain cause (No. 23CV-24-732) then pending between Freedom Mortgage Corporation, Plaintiff, and Michael D Goodwin, *et al.*, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public vendue to the highest bidder, at the Faulkner County Courthouse in which said Court is held, located in Conway, Arkansas, within the hours prescribed by law for judicial sales, on December 18, 2024 at 10:00 AM, the following-described real estate, situated in Faulkner County, Arkansas:

Part of the NE 1/4 SW 1/4 Section 3, T8N, R13W, Faulkner County, Arkansas, more particularly described as beginning at the Southwest corner of the NE 1/4 SW 1/4; thence South 87 degrees 29 minutes 21 seconds East, 280.85 feet along the South line of said NE 1/4 SW 1/4 to the point of beginning; thence leaving said South line, North 00 degrees 36 minutes 09 seconds East, 143.04 feet to the centerline of a road; thence along said centerline to a point North 74 degrees 57 minutes 48 seconds East, 207.69 feet; thence leaving said centerline, South 00 degrees 36 minutes 09 seconds West, 205.69 feet to the South line of said NE 1/4 SW 1/4; thence along said South line North 87 degrees 29 minutes 21 seconds West, 200.11 feet to the point of beginning. Reserving the North 25.0 feet for public road easement purposes. This tract is also known as Lot 12, Pavatt Point Subdivision.

Also known as 21 Arrow Ridge Road, Damascus, AR 72039


TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a

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commercial corporate surety bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the maximum legal rate per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money. The property will be sold subject to any and all property taxes due and payable.


GIVEN under my hand this 13th day of November, 2024.



Nancy Eastham
Commissioner in Circuit

Prepared by:

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By: 
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FOR PUBLICATION PURPOSES ONLY in the *Daily Record*:

FIRST AND ONLY
PUBLICATION DATE: _____ (no less than 10 days before sale)