

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-24-715** pending between 21st Mortgage Corporation, Plaintiff, and BLAKE HUGHES CLAY, *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 January 30, 2025, at 10:00 AM o'clock the following-described real estate, situated in Faulkner County, Arkansas, to-wit:

Begin at the SE corner of the SE 1/4 of the SW 1/4 of Section 23;T-4-N, R-14-W and run thence N 45 degrees 30` E 162 feet to the S right-of-way of a certain County Road; thence N 70 degrees 50` W 400 feet to a point; thence S 1 degrees E 244.7 feet on the E right-of-way of a certain County Road to a point; thence E 250.7 feet to the point of beginning, containing 1.4 acres, more or less; and subject to all roadways and easements, public or private, which may be located thereon.

More commonly known as: 12 Ridge Lane, Mayflower, AR 72106.

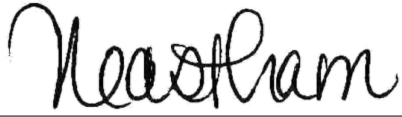
TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Faulkner County Circuit Court entered in Case No. 23CV-24-715, including but not limited to the following - should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that 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 December 19, 2024. 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 3rd day of January, 2025.

A handwritten signature in black ink, appearing to read "Nancy Eastham". The signature is written in a cursive style with a large initial "N".

NANCY EASTHAM, COMMISSIONER