

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 Independence County, Arkansas, made

and entered on June 18, 2026, in a certain cause (No. 32CV-25-

542) then pending between Planet Home Lending, LLC, Plaintiff, and

Christopher L Turner et al., Defendant(s), the undersigned, as Commissioner of said Court, will offer

for sale at public venue to the highest bidder, at the Independence County Circuit Court, in

which said Court is held, within the hours prescribed by law for judicial sales, on November 18,

2026, at 10:00 AM, the following described real estate, situated in INDEPENDENCE County, Arkansas:

A TRACT OF LAND BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2 IN TOWNSHIP 12 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN IN IN-

DEPENDENCE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW 1/4 SW 1/4

THENCE RUN SOUTH 00 DEGREES 44 MINUTES 28 SECONDS WEST A DISTANCE OF 424.68 FEET; THENCE RUN NORTH 87 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 275.77 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF NEWPORT ROAD; THENCE RUN NORTH 83 DEGREES 24 MINUTES 14 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 271 .40 FEET; THENCE RUN NORTH 86 DEGREES 28 MINUTES 20 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 119.20 FEET TO THE NORTHWEST CORNER OF THE SOUTHERN ACRES SUBDIVISION; THENCE RUN SOUTH 11 DEGREES 17 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 170.93 FEET; THENCE RUN SOUTH 16 DEGREES 39 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 131.60 FEET; THENCE RUN SOUTH 09 DEGREES 02 MINUTES 38 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 81.13 FEET; THENCE LEAVING SAID WEST LINE RUN NORTH 80 DEGREES 57 MINUTES 22 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE RUN SOUTH 09 DEGREES 02 MINUTES 38 SECONDS WEST, A DISTANCE OF 87 .11 FEET; THENCE RUN SOUTH 80 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 80.00 FEET TO THE WEST LINE OF THE SOUTHERN ACRES SUBDIVISION; THENCE RUN SOUTH 09 DEGREES 02 MINUTES 38 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 80.51 FEET; THENCE RUN SOUTH 01 DEGREES 11 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 430.08 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHERN ACRES SUBDIVISION ON THE SOUTH LINE OF SAID NW 1/4 SW 1/4; THENCE RUN NORTH 89 DEGREES 14 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 154.18 FEET; THENCE RUN NORTH 08 DEGREES 16 MINUTES 07 SECONDS EAST ALONG A FENCE AND ITS EXTENSION THEREOF, A DISTANCE OF 429.48 FEET; THENCE RUN NORTH 03 DEGREES 09 MINUTES 10 SECONDS WEST ALONG SAID FENCE, A DISTANCE OF 196.12 FEET; THENCE RUN NORTH 30 DEGREES 45 MINUTES 12 SECONDS WEST ALONG SAID FENCE, A DISTANCE OF 53.94 FEET TO A FENCE CORNER; THENCE RUN SOUTH 88 DEGREES 26 MINUTES 19 SECONDS WEST ALONG A FENCE, A DISTANCE OF 138.65 FEET TO A 24 INCH DIAMETER SYCAMORE TREE; THENCE RUN NORTH 14 DEGREES 08 MINUTES 25 SECONDS WEST, A DISTANCE OF 273.68 FEET TO THE POINT OF BEGINNING. CONTAINING 4.24 ACRES, MORE OR LESS. SUBJECT TO A FIFTEEN (15) FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW 1/4 SW 1/4; THENCE RUN SOUTH 00 DEGREES 44 MINUTES 28 SECONDS WEST, A DISTANCE OF 424.68 FEET; THENCE RUN NORTH 87 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 275.77 FEET TO THE SOUTH LINE OF NEWPORT ROAD; THENCE RUN NORTH 83 DEGREES 24 MINUTES 14 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 271 .40 FEET; THENCE RUN NORTH 86 DEGREES 28 MINUTES 20 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 104.20 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE RUN SOUTH 01 DEGREES 10 MINUTES 20 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 120.86 FEET; THENCE RUN SOUTH 20 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 104.30 FEET; THENCE RUN SOUTH 20 DEGREES 02 MINUTES 23 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 34.58 FEET; THENCE RUN SOUTH 04 DEGREES 49 MINUTES 12 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 117.54 FEET TO THE END OF SAID CENTERLINE.

The property is more commonly known as 390 NEWPORT RD, SOUTHSIDE, AR 72501.

TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause. Purchaser shall pay 10% of the total purchase price on the day of the sale with the remaining balancing bearing interest at a rate of 10% 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. This sale is made subject to any and all stipulations made in the decretal Order filed or record on June 18, 2026. The Commissioner does not warrant title, boundary lines, taxes and or improvements, if any, on this property in INDEPENDENCE County, Arkansas.

GIVEN under my hand this 2nd day of September, 2026.

/s/ G. Wallis

Greg Wallis

Court Commissioner

Approved by:

/s/Maria Neumann

Maria Neumann

Bar No. 2006278

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