

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 Cleburne County, Arkansas, entered on September 22, 2026, in a certain cause no. 12CV-26-355, pending therein between First Security Bank, Plaintiff, and Carlton, et al., Defendants, which decretal order is incorporated herein by reference as if fully set out word for word, the undersigned as Commissioner of said Court, will offer at public venue to the highest bidder, on the in the foyer of the Cleburne County Courthouse, 301 West Main Street, Heber Springs, Arkansas, in which said Court is held, in the City of Heber Springs, Cleburne County, Arkansas, within the hours prescribed by law for judicial sales, on October 19, 2026, at 9:00 a.m., the following described real property located in Cleburne County, Arkansas, to-wit:

A PART OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 27, T-12-N, R-10-W, LYING NORTH OF GRAVEL ROAD; BEGINNING AT THE NW CORNER OF SAID SUBDIVISION, THEN NORTH 87 DEGREES 15 MINUTES EAST ALONG AN EXISTING FENCE USED AS THE NORTH BOUNDARY OF SAID PROPERTY A DISTANCE OF 400 FEET; THEN SOUTH 00 DEGREES 00 MINUTES FOR A DISTANCE OF 213.1 FEET; THEN NORTH 87 DEGREES 15 MINUTES EAST A DISTANCE OF 126.5 FEET; THEN SOUTH 02 DEGREES 30 MINUTES WEST A DISTANCE OF 288.7 FEET TO A GRAVEL ROAD; THEN NORTH 57 DEGREES 23 MINUTES 40 SECONDS WEST ALONG NORTH EDGE OF SAID ROAD A DISTANCE OF 609.27 FEET; THEN NORTH 00 DEGREES 00 MINUTES A DISTANCE OF 147.9 FEET TO THE POINT OF BEGINNING.

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 sixteen percent (16%) per annum, and a lien being retained on the premises sold to secure the payment of the purchase money.

GIVEN under my hand this 23rd day of September, 2026.

/s/ Heather Smith

Heather Smith

Circuit Clerk

PREPARED BY:

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One Insertion:

Arkansas Democrat Gazette

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