

COMMISSIONER'S SALE
NOTICE IS HEREBY GIVEN, pursuant to the authority and terms of sale contained in the decretal order of the Lincoln County Circuit Court entered in Case No. 40CV-26-141 pending between 21st Mortgage Corporation, Plaintiff, and BRIAN KEITH STEADHAM, et al., Defendants, the undersigned, as Commissioner of the Court, will offer for sale, at venue to the highest bidder, at the main entrance to the Lincoln County Courthouse, 300 South Drew, Star City, AR 71667, on October 30, 2026, at 10:00 o'clock AM the following-described real estate, situated in Lincoln County, Arkansas, to-wit:

That part lying South of the gravel road located in the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Nine (9) South, Range Seven (7) West of the 5th P.M., and containing five (5) acres, more or less, and shown as Lot #7 on an unrecorded plat prepared by Tom Taylor, surveyor, dated April 12, 1996.

Together with that certain 2022 80x16 Champion Carondelet mobile home with Vehicle Identification Number(s): 025-000-H-A002279A

More commonly known as: 298 Grand View Road, Star City, AR 71667.

TERMS OF SALE: Are as set forth within the orders and foreclosure decree of the Lincoln County Circuit Court entered in Case No. 40CV-26-141, 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 September 17, 2026. The Commissioner does not warrant title, boundary lines, taxes, and or improvements, if any, on this property in Lincoln County, Arkansas.

Given under my hand this 24th day of September, 2026.

CINDY GLOVER, COMMISSIONER

By: Jana Chapman
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