

IN THE CIRCUIT COURT OF
BAXTER COUNTY, ARKANSAS,
CIVIL DIVISION
FIRST NATIONAL BANK OF
IZARD COUNTY, Plaintiff
V.
Case No. 03CV-26-425
CODY H. BRINDLEY, individually,
and as Administrator of the Estate
of Michael Harold Brindley, De-
ceased
and PATRICIA BRINDLEY, Defen-
dants.

NOTICE OF SALE

Notice is hereby given that the
undersigned Commissioner will,
on the 20th day of October, 2026,
pursuant to the Agreed Decree of
Foreclosure of the Circuit Court of
Baxter County, Arkansas, in the
above-styled case, offer for sale
at public auction on the first floor
of the Baxter County courthouse
in Mountain Home, Arkansas, to
the highest and best bidder, the
following-described lands situ-
ated in Baxter County, Arkansas,
to-wit:

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec-
tion 14, Township 17 North, Range
12 West, Baxter County, Arkansas.

AND

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$
and part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$
of Section 14, Township 17 North,
Range 12 West, Baxter County,
Arkansas, described as follows:
From the Northwest corner of said
SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, the
point of beginning of the tract
being described, go along the
North boundary of said SE $\frac{1}{4}$
NW $\frac{1}{4}$, South 88 degrees 34 min-
utes 56 seconds East 138.32 feet
to a 3/8 inch rebar; then go South
15 degrees 12 minutes 20 sec-
onds East 405.41 feet to a 5/8
inch rebar; then go South 78 de-
grees 55 minutes 21 seconds
East 334.61 feet to a 5/8 inch
rebar; then go South 72 degrees
33 minutes 35 seconds East
718.11 feet to the center line of a
County Road; then go along said
center line South 60 degrees 47
minutes 02 seconds East 91.38
feet to a point on the East bound-
ary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; then go
along said East boundary, South
00 degrees 55 minutes 39 sec-
onds West 138.12 feet to the cen-
ter line of a creek; then go along
said center line of the creek, North
68 degrees 53 minutes 65 sec-
onds West 632.80 feet; then go
South 00 degrees 55 minutes 39
seconds West 323.45 feet to a 5/8
inch rebar; then go North 88 de-
grees 34 minutes 14 seconds
West 739.47 feet to a 5/8 inch
rebar; then go North 88 degrees
34 minutes 57 seconds West
544.50 feet to a 5/8 inch rebar;
then go North 00 degrees 02 min-
utes 46 seconds West 934.0 feet
to a 5/8 inch rebar on the North
boundary of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of
Section 14; then go South 88 de-
grees 34 minutes 56 seconds
East 544.50 feet to the point of
beginning.

AND

Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
Section 14, Township 17 North,
Range 12 West, Baxter County,
Arkansas, lying South of the cen-
ter line of County Road 73 and
North of the center line of a creek
known as Mill Creek, more partic-
ularly described as follows: From
the Northwest corner of the SE $\frac{1}{4}$
NW $\frac{1}{4}$ of Section 14, go along the
North boundary of said SE $\frac{1}{4}$
NW $\frac{1}{4}$, South 88 degrees 34 min-
utes 56 seconds East 138.32 feet
to a 5/8 inch rebar; then go South
15 degrees 12 minutes 20 sec-
onds East 405.41 feet to a 5/8
inch rebar; then go South 78 de-
grees 55 minutes 21 seconds
East 334.61 feet to a 5/8 inch
rebar; then go South 71 degrees
33 minutes 35 seconds East
718.11 feet to the center line of
County Road No. 73; then go
along said center line South 60
degrees 47 minutes 02 seconds
East 91.38 feet to a point on the
East boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$
and the point of beginning; then
go along said East boundary
South 00 degrees 55 minutes 39
seconds West 138.12 feet to the
center line of a creek known as
Mill Creek; then go along said
center line of the creek, South 68
degrees 53 minutes 56 seconds
East 203 feet, more or less, to the
intersection with the center line of
County Road 73; then go North-
westerly along the center line of
said County Road, 290 feet, more
or less, to the point of beginning.

SUBJECT to one-half of the
right of way for the County Road
along the Northeast border.

Said sale will be held at 9:00
a.m. upon a credit of ninety (90)
days, with interest at the rate of
7.000% per annum, and the pur-
chaser at said sale shall be re-
quired to give bond, with
approved sureties, to secure the
payment of the purchase price
and interest, and a lien will be re-
tained on said land further to se-
cure said purchase money.

This sale is made subject to
any and all stipulations made in
the decretal Order filed of record
on the 8th day of September,
2026. The Commissioner does not
warrant title, boundary lines, taxes
and or improvements, if any, on
this property in Baxter County,
Arkansas.

WITNESS my hand as Commis-
sioner on this 10th day of Sep-
tember, 2026.

/s/ Canda J. Reese

CANDA REESE, COMMIS-

SIONER

627140z