

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 Sebastian (Greenwood) County, Arkansas, made and entered on September 2, 2025, in a certain cause (No. 66GCV-24-260) then pending between Freedom Mortgage Corporation, Plaintiff, and James R Gregory, Jr, et al., Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public venue to the highest bidder, at the Sebastian (Greenwood) County Courthouse in which said Court is held, located in Greenwood, Arkansas, within the hours prescribed by law for judicial sales, on November 3, 2026 at 2:00 PM, the following-described real estate, situated in Sebastian (Greenwood) County, Arkansas:

Part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 2, Township 6 North, Range 32 West, Sebastian County, Arkansas, more particularly described as follows: Commencing at the Southeast corner of said NW 1/4 of the SE 1/4, thence North, 963.00 feet along the East line of said NW 1/4 of the SE 1/4; thence West, 219.80 feet to a point in a gravel road, thence N 00 degrees 51 minutes 00 seconds East, 105 feet along said gravel road to the point of beginning; thence South 89 degrees 59 minutes 22 seconds West, 398.15 feet to an existing iron pin, thence North 00 degrees 03 minutes 28 seconds West, 210.56 feet to an existing iron pin, thence South 89 degrees 44 minutes 40 seconds East, 403.38 feet to a point in the gravel road, thence South 01 degrees 29 minutes 30 seconds West, 208.90 feet to the point of beginning. Less and except mineral and mineral rights. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Also known as 16704 Bear Claw Trail, Fort Smith, AR 72916

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, with approved security, bearing interest at the maximum legal rate 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.

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

/s/ Biffy Jesse

Biffy Jesse

Commissioner of Circuit

Prepared by:

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By: /s/ Jillian Wilson

Jillian Wilson (2014047)

Attorneys for Plaintiff

FOR PUBLICATION PURPOSES ONLY in the Arkansas Democrat Gazette (Sunday Only):

FIRST AND ONLY PUBLICATION DATE: October 18, 2026 (no less than 10 days before sale)

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